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4 **SCOTT COUNTY COMPREHENSIVE PLAN**  
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## Executive Summary

Scott County, Indiana, has prepared this *Scott County Comprehensive Plan* in order to create a vision for the community's future growth and prosperity as well as a strategy to achieve this vision.

The Scott County Area Plan Commission retained Saegesser Engineering, Inc. to review and offer revisions to the previous Comprehensive Plan dated 1994. The Plan Commission met with representatives from Saegesser Engineering during several regularly scheduled Commission meetings to discuss the revision process and to provide updates. Representatives of Saegesser Engineering and the Plan Commission held a workshop with local governmental officials on May 17, 2000 to discuss the planning effort and to describe the timeline for Plan approval and the roles each represented agency will play during the approval process. The following County governmental agencies were represented: City of Scottsburg City Council, Scott County Council, Scott County Commissioners, Town of Austin.

The Plan Commission held an "open forum" discussion on January 19, 2000 early in the planning process to update the public on their progress concerning the Comprehensive Plan and to give those in attendance an opportunity to voice their questions and concerns regarding the Plan update.

The Plan Commission held another public meeting on April 11, 2001 with the general public to give those in attendance an opportunity to express their concerns and ask questions regarding the "draft" plan. As required by law, the "draft" plan was available for public viewing ten days prior to the public meeting at the following locations: Area Plan Commission office, Scott County Auditors office, Scott County Public Library, City of Scottsburg City Hall. The meeting was well attended and the audience was given the opportunity to ask questions of both the engineering consultants and the Plan Commission and have their questions answered.

Notices of both meetings were published in the Scott County Journal two consecutive weeks prior to the public meeting in accordance with State law. In addition, several favorable news paper articles were written concerning the Comprehensive Plan update.

The *Comprehensive Plan* presents Scott County's vision for the future, goals and objectives to attain this vision, and guidelines, which establish parameters for the managed growth of future areas. The intent of the *Comprehensive Plan* is to guide and direct future growth so that future land development has a positive rather than a negative impact and existing development. The plan also contains elements to direct Scott County's future economic activities on order to capitalize on unmet economic opportunities.

# Preface

## • The Comprehensive Plan

This is the *Scott County Comprehensive Plan*. It is the officially adopted guide for action and decisions on the use of land.

As with any plan, the concepts expressed within should be continuously evaluated, and as needs arise, adjustments should be made in the basic document.

## • Who Developed The Plan?

This Comprehensive Plan has been developed in conformance with Indiana Code 36-7-4-500. The 100 through 1200 series of I.C. 36-7-4 authorizes the creation of an Area Plan Commission and spells out its responsibilities and authorities, including the responsibility for developing a Comprehensive Plan.

I.C. 36-7-4-507 mandates the involvement of the Public in the development of the Comprehensive Plan by requiring that “the Plan Commission must:

- (1) Give notice and hold one (1) or more public hearings on the Plan;
- (2) Publish, in accordance with I.C. 5-3-1, a schedule stating the times and places of the hearing or hearings. The schedule must state the time and place of each hearing, and state where the entire plan is on file and may be examined in its entirety for at least ten (10) days before the hearing.”

## • **The Purpose Of The Plan**

The purpose of the Comprehensive Plan are established in Indiana Statutes and state that the Plan is to encourage the improvement of health, safety, convenience and welfare of citizens and to plan for the future development of the community. Indiana Code 36-7-4-201 states that communities are encouraged to go through the Comprehensive Plan process to ensure that 1) highway systems are carefully planned; 2) that any new communities grow only with adequate public way, utility, health, educational, and recreational facilities; 3) that the needs of agriculture, industry, and business be recognized in future growth; 4) that residential areas provide healthful surroundings for family life; and 5) that the growth of the community is commensurate with and promotes the efficient and economical use of public lands.

Under Indiana law, a Comprehensive Plan is required for a community to establish and enforce a zoning ordinance. Zoning ordinances are the community's protection of property owners against incompatible, unsightly or otherwise undesirable land uses.

I.C. 36-7-5-601 further emphasizes the importance of the Comprehensive Plan in the development of the zoning ordinance when it states "no zoning ordinance may be adopted until a Comprehensive Plan has been approved for the jurisdiction under the 500 series of this chapter."

## • **What Area Does The Plan Cover?**

I.C. 36-7-4-205(g) gives the Scott County Area Plan Commission planning authority everywhere "(1) within the county outside the municipalities; and (2) within each participating municipality." The *Scott County Comprehensive Plan* covers all non-incorporated areas in the county and the City of Scottsburg. The Town of Austin is included generally in the goals and objectives and background demographic data. Austin's specific goals and objectives are not addressed since the town is under the jurisdiction of the Town of Austin Plan Commission rather than the Scott County Area Plan Commission.

## • **What Is In The Plan?**

The plan consists of four sections and an appendix:

1. Preface
2. How to Use the Plan
3. Introduction to Scott County
4. Goals, Objectives and Guidelines
5. Appendix/Glossary

The Preface sets the context of the Plan. It answers the who, what, where, when, and why questions.

The How to Use the Plan Section explains how the Plan may be utilized in future land use decision-making for the County.

The Introduction to Scott County gives a brief history of governance in Scott County and provides a framework for the Comprehensive Plan.

The Goals and Objectives are statements concerning the end results intended to be achieved through the use of the Comprehensive Plan. The broad statements are further refined by the Guidelines which are a series of statements that provide guidance for decisions and actions concerning use of land. The Guidelines are a contemporary interpretation and extensive refinement of the Goals and Objectives. They are a response to a number of current community issues, problems and opportunities.

The Guidelines Section is the key section of the Plan. Future proposals for changes in the way land is used will be reviewed against the Guidelines to determine whether they are in agreement with the Plan.

Although each guideline may address separate issues and topics, when reviewed together, they direct the future course of the community in terms of the use of land related concerns.

The Appendix contains a “Glossary” which provides explanations of technical terms used in the plan and is also intended to be the location for addenda added after adoption of the plan.

324 • **Why Does The Plan Contain What It Does?**

325  
326 The Plan satisfies certain community needs and legal requirements.

327  
328 Community needs are embodied in legal requirements; therefore legal requirements, i.e.,  
329 the Indiana Code, are used here as the framework for discussing Plan content.

330  
331 Indiana Code, Title 36 (I.C. 36) encourages the development of a Comprehensive Plan and  
332 sets forth a number of requirements for such a Plan including:

- 333  
334 1. *I.C. 36-7-4-201 encourages the establishment of a plan commission to*  
335 *“improve the health, safety, convenience and welfare of their citizens and*  
336 *to plan for future development of their communities.”*

337  
338 Thus the statute requires preparation of a Comprehensive Plan by the Plan Commission.  
339 The Plan is intended to benefit the community by better assuring appropriate land use  
340 relationships.

- 341  
342 2. *I.C. 36-7-4-501 states that “a Comprehensive Plan shall be approved by*  
343 *resolution in accordance with the 500 series for the promotion of public*  
344 *health, safety, morals, convenience, order, or the general welfare and for*  
345 *the sake of efficiency and economy in the process of development. The*  
346 *Plan Commission shall prepare the comprehensive plan.”*

- 347  
348 3. *I.C. 36-7-4-502 states that “a Comprehensive Plan must contain at least*  
349 *the following elements:*

350  
351 (1) *a statement of objectives for the future development of the*  
352 *jurisdiction.*

353  
354 (2) *a statement of policy for the land use development of the*  
355 *jurisdiction.*

356  
357 (3) *A statement of policy for the development of public ways,*  
358 *public places, public lands, public structures, and public*  
359 *utilities.”*

- 360  
361 4. *I.C. 36-7-4-504 describes the intended use of the Comprehensive Plan*  
362 *following its adoption by stating that where the Plan is in effect the*  
363 *governmental entity “shall give consideration to the general policy and*  
364 *pattern of development set out in the Comprehensive Plan in the:*

365  
366 (1) *authorization, acceptance, or construction of water mains,*  
367 *sewers, connections, facilities, or utilities.*

368  
369 (2) *authorization, construction, alteration, or abandonment of*



370 *public ways, public places, public lands, public structures,*  
371 *or public utilities; and*  
372

- 373 (3) *adoption, amendment, or repeal of zoning ordinances*  
374 *(including zone maps), subdivision control ordinances,*  
375 *historic preservation ordinances and other land use*  
376 *ordinances.”*  
377

378 The ability of a community to control its development through zoning ordinances,  
379 subdivision regulations, historic preservation ordinances, and other related ordinances is  
380 therefore dependent upon the development of a comprehensive plan which gives guidance  
381 to those further actions.  
382

### 383 • **How Was The Plan Approved?**

384  
385 I.C. 36-7-4-508 identifies the responsibility of the Plan Commission which, “may approve  
386 the Comprehensive Plan and upon approval shall certify it to each participating legislative  
387 body.”  
388

389 I.C. 36-7-4-509 describes the final step in the approval of such a Plan by stating: “after  
390 certification of the Comprehensive Plan, the legislative body (Scott County Commission  
391 and Scottsburg City Council) may adopt a resolution approving, rejecting, or amending  
392 the Plan.”  
393

### 394 • **What Does The Plan Require?**

395  
396 Growth is certain to occur in Scott County in the near future. Growth in jobs, in  
397 population, in housing, in need for infrastructure will happen. The growth can be planned  
398 and managed by the will of the community to enhance and protect the way of life that has  
399 made Scott County so attractive as a place to live. Or, it can be unplanned and directed by  
400 the personal interests of individuals and groups concerned about their own needs but  
401 operating in ignorance or disdain of the community interests.  
402

403 This Plan, followed by growth management ordinances such as zoning ordinance and  
404 subdivision regulations, is a vote for controlling growth rather than being a victim of it.  
405

406 The Plan requires only that it be considered in the process of making decisions regarding  
407 land use ordinances. It does not have legal enforcement powers nor does it contain any  
408 penalty provisions. It does not alter the process presently in place in Scott County for  
409 making such land use ordinance decisions.  
410

411 The Goals and Objectives of this Plan do not require any action on the part of any  
412 governmental entity. They do not direct the expenditure of any funds either public or  
413 private.  
414

The Plan asks that the Goals and Objectives be seen as the community's suggestions and recommendations and that they be reviewed and considered as Scott County grows over the next twenty years.

## How To Use The Plan

Although most land in Scott County is privately owned, the entire community has a stake in how it is used. The health, safety, and welfare of all the county's citizens are affected by the use of land. Access for fire trucks to a piece of property, conservation of energy, traffic movement, neighborhood preservation, employment levels, protection from flooding, levels of air and water pollution, utility bills, housing costs, disposal of waste, preservation of history, convenience to work, shopping and recreation – all of these and many other factors relate to the use of land. The Comprehensive Plan is the key to managing the land and its future development in Scott County.

### • Overview Of The Plan

The Comprehensive Plan is a framework and guide for land use regulation, development actions, and decisions. The plan is a prerequisite in Indiana for establishment of a zoning ordinance. It serves as the legal basis under Indiana Code for determination of questions and issues regarding:

- Definition of zoning districts
- Recommendations on zoning changes
- Development of subdivision regulations.

An officially adopted Comprehensive Plan is required under Indiana Code for a community to adopt a Unified Zoning Ordinance. The Comprehensive Plan for Scott County will be used by the Scott County Area Plan Commission as required under Indiana law. It satisfies specific Indiana Code legislation regarding infrastructure and community development issues, and finally it provides a series of statements, principles and guidelines that will serve to guide Scott County's growth in years to come.

The following sections review key points about the Comprehensive Plan.

## • **Review Of Land Change Proposals**

Prior to approval of requests for changes in land use by the Plan Commission, it must be found that the proposed changes are in agreement with the Comprehensive Plan.

Specifically, to determine whether a proposed land use change is in agreement with the Plan, appropriate guidelines in the Plan must be reviewed.

Not all guidelines apply in each case.

The first figure (Figure 1-1) lists guidelines to be reviewed for all types of land uses. The second figure (Figure 1-2) lists guidelines to be reviewed for all land uses under special circumstances. Figure 1-2 lists guidelines to be reviewed for specific land uses: residential industrial, commercial, office space, transportation, utilities, and community facilities.

To use the Plan, appropriate land uses and circumstances must be located on the charts. Applicable guidelines are listed after each land use and circumstance. Only those guidelines listed in the “guidelines to be reviewed” column will be used in the evaluation of land use change proposals. The letter preceding each guideline identifies the topic area in the Guidelines Section. The following codes are used:

C	-	Commercial
E	-	Environment
F	-	Community Facilities
G	-	Government
I	-	Industrial
R	-	Residential
T	-	Transportation
U	-	Utilities
O	-	Office Space

For example, R5 is guideline number 5 in the residential area.

Once applicable guidelines are identified, it is necessary to determine whether the land use change is in agreement with the guideline. The nature of these determinations will vary. If a guideline states that high-density residential development is appropriate only on or near an arterial (major) road, and if a proposal for high-density development is on an arterial road, then a finding of agreement with the guideline is clear. If a proposal does not agree with an applicable guideline, the people making the proposal might be required to take appropriate corrective action.

After a land use change proposal has been reviewed against each applicable guideline, and the people making the proposal have taken action to conform to the guidelines in question, a finding of agreement or non-agreement with the Plan can be made. For a proposal to be in agreement with the Plan, it should normally be in agreement with all applicable

guidelines. Violation of any applicable guideline will typically constitute sufficient reason to find the proposed land use change not in agreement with the plan.

There may be exceptions to this rule. A proposal may be in violation of a guideline but still in agreement with the plan when:

- (1) All feasible and practical methods have been exhausted for bringing the proposal into conformance with an applicable guideline.
- (2) The overall intent of the Plan is followed.
- (3) The proposal does not substantially violate the applicable guideline or the negative impact of the proposal on the community is minimal or nonexistent.

As stated previously, the primary purpose of the Plan is to guide land use development in Scott County. In particular, the plan is used to determine approval of requested zoning changes. For example, if a developer wishes to build a gas station on a lot zoned residential, he must get a building permit. He cannot get a building permit unless the lot is zoned commercial. So, he must apply for a zoning change, or an exception to the current zoning. Approval or rejection of the developer's proposed land use change is based on the conformance of the proposed change with the guidelines in the plan. However, as discussed below, there are exceptions. The guiding rule is that the proposal does not "substantially" violate an applicable guideline or the impact of the proposal on the community is minimal or non-existent.

## • **Understanding The Policies**

The Comprehensive Plan serves as a guide for land use planning and management and development actions and decisions. The specific "tools" of the planning process are subdivision regulations and zoning ordinances. Following the adoption of a Comprehensive Plan, the Plan Commission may be directed to develop and certify a set of subdivision regulations and zoning ordinances. These ordinances and regulations must then be approved by the legislative bodies.

## **Subdivision Regulations**

The Plan Commission must develop and certify the Subdivision Regulations and the legislative bodies may then adopt, amend, or reject these recommendations. Following adoption, the Plan Commission has sole power to enforce Subdivision Regulations. These regulations are the rules under which property owners may divide tracts of land. They cover factors such as design of streets, building locations, and required physical improvements to the land. They are intended to protect the property owner from inadequate services essential to the use of the property and to protect the community from excessive costs on improperly constructed facilities. The Plan Commission must review and approve any subdivision of land in the Scott County Area Plan Commission's jurisdiction.

I.C. 36-7-4-900 states that all subdivision regulations shall be based on the Comprehensive Plan. It also says that all proposals for public facilities, including sewer, water, roads, etc., shall take the Comprehensive Plan into consideration.

## **Zoning Ordinances**

Perhaps the most widely known Plan Commission authority is the right to divide the county's incorporated and unincorporated areas under the jurisdiction of the Scott County Area Plan Commission into zones and regulate land use activities and characteristics in these zoning districts.

Zoning Ordinances define what land uses can legally exist in each district. They also place various controls on these land uses such as height, yard requirements, parking, lot size, signage and landscaping, etc. Their purpose is to promote public health, safety and welfare and to facilitate orderly and harmonious development and redevelopment.

The Plan Commission serves in an advisory capacity to the legislative body for zoning map amendments (zoning changes). All zoning change requests come before the Plan Commission for a public hearing and Plan Commission recommendation, but the final authority on zoning rests with the legislative body. The Plan Commission also serves in an advisory capacity for zoning regulation changes.

Indiana Code 36-7-4-900 also authorizes creation of the Board of Zoning Appeals (BZA). The BZA has several authorities and duties, such as issuance of Conditional Use Permits. Certain land uses are unusual and exceptional, such as landfills, hospitals, and airports, and they are permitted only after review and approval of a Conditional Use Permit.

Like the Plan Commission and legislative bodies, the Board of Zoning Appeals is also required to consider the Comprehensive Plan for guidance on land use decisions. The Zoning District Regulations allow the BZA to approve conditional uses, variances from development standards, and special uses, among others, only if the proposal will not have an adverse effect on the public interest; a literal enforcement of the zoning ordinance would result in unnecessary hardship; and the spirit of the zoning ordinance is observed,

and thus the proposal is not in conflict with elements and objectives of the Comprehensive Plan, and will not adversely affect the public health, safety, and morals, and general welfare.

## • **Other Plan Uses**

Obviously, the Plan guides landowners in Scott County. If landowners want to use their land in a new way, they need to identify the zoning district in which the property is located, and whether the zoning regulations allow the development of the proposed land use. If not, the owner needs to look at what the Comprehensive Plan says concerning the property, since a change in zoning must be in agreement with the intent of the Plan.

The landowner may individually develop a new land use or may team up with or provide an option to other people or businesses to develop the land. This partnership, agreement, or contract may involve any of a number of factors: market analysts to consider economic feasibility of the development; financial institutions to fund the development; prospective tenants for the development; surveyors to measure and map the layout of the land; planners and engineers to plan and design the development; architects to design the buildings; attorneys to represent the various interests in the development; businesses to prepare the land by putting in streets and utilities; builders to put up the structures; and so on. Along with the land owner, each of these people or firms have reason to analyze what the Comprehensive Plan says about a particular piece of property in Scott County. The Plan may on occasion, or quite frequently, guide any number of decisions made by these developers.

The Indiana Code states that, “in making decisions regarding zoning ordinances, subdivision ordinances, historic preservation ordinances and other land use ordinances,” the legislative body (County Commissioner and City Council) “shall give consideration to the general policy and pattern of development set out in the Comprehensive Plan,” the Plan is an obvious guide for the applicant in a zoning change request. An applicant can only improve the chances for a favorable decision by the Plan Commission and legislative body if the applicant and others in favor of the zoning change concisely explain how the request for zoning is in agreement with the Plan. On the other side of the coin, opponents can better the chances for denial if they clearly present how the proposal does not agree with the Plan. The Plan is therefore an important guide to both proponents and opponents in zoning cases. This is true for other land use decisions that relate to the Plan such as Conditional Use Permits, and Special Exceptions.

FIGURE 1-1

LAND USE

Land Use Category	Guidelines To Be Reviewed
<b>APPLICABLE TO:</b> <b>ALL LAND USES</b>	L-1 Define boundaries L-2 Retain grid pattern L-3 Preserve presence of agriculture  R-1 Protect neighborhoods  I-8 Prime industrial sites  T-1 Efficient transportation system T-2 Adequate street facilities T-3 Location of high intensity uses T-4 Internal circulation T-5 Hierarchy of uses T-6 Project/program evaluation T-7 Pedestrian movement T-8 Off-street parking/loading  F-8 Adequate fire protection  U-1 Existing utilities U-2 Adequate water supply U-3 Adequate sewage treatment  G-1 Equitable cost sharing G-2 Capital improvement programs G-3 Development process G-4 Equal opportunity  E-1 Environmental limitations E-5 Stream channels E-6 Drainage control E-7 Grading E-8 Erosion and sedimentation E-9 Buffer streams E-13 Indirect air pollution source E-14 Dust control E-19 Unique natural areas E-21 Solid waste regulation E-22 Hazardous waste regulation E-23 Open space plan



**FIGURE 1-1**

**LAND USE**

<b>Land Use Category</b>	<b>Guidelines To Be Reviewed</b>
<b>APPLICABLE IF:</b> <b>In or near 100-year floodplain</b>  <b>Site has slopes over 12%</b> <b>Site has soil problems</b> <b>Site has major noise problems</b>  <b>Proposal will affect an historic place</b>	E-2 Floodway E-3 Floodway fringe E-4 Access in floodplain E-20 Maintenance of flood control E-10 12% or greater slopes E-11 Unstable or wet soils E-17 Noise sensitive uses  E-18 Historic Preservation E-23 Preservation of historic district  R-13 Historic area architecture

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**FIGURE 1-2**  
**SPECIFIC LAND USES**

<b>Land Use Categories and Special Circumstances</b>	<b>Guidelines To Be Reviewed</b>
<b>APPLICABLE TO:</b> <b>ALL RESIDENTIAL</b>  <b>APPLICABLE IF:</b> <b>Mobile Homes</b>	R-2 Housing Redevelopment R-3 Buffering R-4 Size, Scale R-5 Compatible Densities R-7 Low Density R-8 Medium Density R-9 High Density R-10 Floodway R-11 Design R-12 Mixture of Housing Types  R-14 Mobile Homes
<b>APPLICABLE TO:</b> <b>ALL INDUSTRIAL</b>	I-1 Industrial Subdivision I-2 Design I-3 Nuisances I-4 Hazardous and Offensive Uses I-5 Next to Residential/Mixed Use, Expansion I-7 Air Emissions, Waste Water and Solid Wastes I-9 Incentives to Low Income Employers E-12 Groundwater Protection E-15 Direct Air Pollution Source
<b>APPLICABLE IF:</b> <b>Landfill</b>  <b>Proposal Near Airport</b>	E-16 Landfill Location Criteria  I-6 Airport Location
<b>APPLICABLE IF:</b> <b>ALL COMMERCIAL</b>	C-1 Location C-2 Design C-3 Buffering C-4 Individual Uses C-5 Commercial Centers C-6 Mixed Land Uses C-7 Neighborhood and Convenience Goods C-8 Large Volume People/Traffic

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749  
750

**FIGURE 1-2**  
**SPECIFIC LAND USES**

<b>Land Use Categories and Special Circumstances</b>	<b>Guidelines To Be reviewed</b>
<b>APPLICABLE TO:</b> <b>ALL OFFICE SPACE</b>  <b>APPLICABLE IF:</b> <b>Office Center</b>	O-1 Office Centers O-2 Design O-3 Buffering O-4 Individual Uses O-6 Mixed Land Use  O-5 Office Centers
<b>APPLICABLE TO:</b> <b>ALL COMMUNITY FACILITIES</b>	F-1 Location F-2 Mitigate Adverse Impacts F-3 Shared Sites F-4 Large Attendance F-5 Design in Residential Areas F-6 Sound Community Facilities F-7 Locate in Existing Buildings
<b>APPLICABLE IF:</b> <b>Fire Station</b> <b>Park</b>  <b>School</b> <b>Hospital or Health Care Facility</b> <b>Government Office</b>  <b>Police Station</b> <b>Government Garage or Storage</b>	F-9 Fire Station Location F-10 Major Urban Park Location F-11 Active Recreation Park Location F-12 School Design F-13 Health Care Facility Location O-1 Office Centers O-2 Design O-3 Buffering O-4 Individual Uses O-5 Office Centers O-6 Mixed Land Use F-14 Police Station Location I-1 Industrial Subdivision I-2 Design I-3 Nuisances I-4 Hazardous and Offensive Uses Expansion I-5 Next to residential/Mixed Use Expansion I-7 Air Emissions, Waste Water, and Solid Wastes I-9 Incentives to Low Income Employers

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**FIGURE 1-2**  
**SPECIFIC LAND USES**

<b>Land Use Categories and Special Circumstances</b>	<b>Guidelines To Be Reviewed</b>
<b>Human Service Facility</b>	F-15 Government Garage/Storage Location F-16 Human Service Facility Location
<b>APPLICABLE TO: ALL UTILITIES</b>  <b>APPLICABLE IF: Major Utility Facility Waste Water Treatment Facility</b>	U-4 Nuisance Mitigation/Large Facilities U-5 Utility Easements  E-15 Direct Air Pollution Source U-6 Alternative Waste Water Treatment

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**CHAPTER 1:**  
**Introduction to Scott County**

## Chapter 1: Introduction to Scott County

Settler groups began arriving in the Scott County area in 1804. The Town of Lexington was platted on June 1, 1813, and by 1814 had a post office. Scott County was organized on February 1, 1820, and elections were held during this year for the following positions: sheriff; coroner; county commissioners, two associate judges, a surveyor, three county commissioners, two justice of the peace for each township; and the commissioners appointed a treasurer, a prosecuting attorney and an assessor (lister). The county was divided into three civil townships, Lexington, Vienna and Jennings. In 1833, Lexington had a population of 200, a tavern, three mercantile stores, a post office and several mechanics. The Town of Vienna, platted in 1815, had a population of 50, a post office and a tavern in 1833.

The first log jail was built in Lexington in 1820 and the 30 foot square courthouse was built in 1821. Shortly after the courthouse was constructed, attempts were made to relocate the county seat to the center of the county. These attempts were finally realized in 1874 when a new court house and jail were constructed in Scottsburg, a new area adjoining Centreville on the south which was platted in 1850.<sup>1</sup>

In 1972, the Scott County Area-Wide Planning Commission was formed to prepare a Comprehensive Plan and zoning controls for Scottsburg and the county. In 1993, the Scott County Area-Wide Planning Commission decided to prepare a second 25-year Comprehensive Plan and update the county's zoning ordinance and subdivision regulations in order to capitalize on opportunities presented by industrial and commercial developers interested in locating in Scott County. Scott County and Scottsburg also have a joint Board of Zoning Appeals. The Town of Austin has its own Plan Commission and Board of Zoning Appeals.<sup>2</sup>

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<sup>1</sup> *The Early History of Scott County, Indiana 1820-1870*, by Carl R. Bogardus, Sr., M.D. Published By The Scott County Historical Society, publication No. 2, 1970.

<sup>2</sup> *The Scott Countian" A Directory and Guide to Scott County"* 1993-1994. Published by the Scottsburg Optimist Club.

## Chapter 2: Land Use Plan Goals, Objectives, Strategies and Guidelines

The inevitable growth of Scott County in population and work force can be managed to ensure that the growth is orderly, that the public costs are minimized, and that the quality of life that is so important to Scott Countians is not just maintained but enhanced. But to achieve this requires a community vision that describes life in 2020 as today's Scott Countians wish it to be. Such a vision is described in this section.

For the vision to be realized, a series of goals and objectives are presented which define the measures and steps to attain the vision. Each step (goals), and the activities which must take place by specific agents and agencies (objectives) must be achieved if timely progress is to be maintained.

Strategies to achieve the objectives are included to give decision-makers ideas and options to implement the plan. Guidelines are also included to give decision-makers specific information to avoid conflicts between abutting parcels with different land uses.

This chapter also fulfills the requirement in the *Indiana Code 36-7-4-502*, which states that "a Comprehensive Plan must contain a statement of policy of land use development of the jurisdiction." Each goal is considered a Scott County "statement of policy" for a specific land use. The Overall Land Use Goal is considered the comprehensive policy statement for land use in the county, while specific goals support the overall goal.

### Section I: General Land Use

#### • Scott County's Vision

Scott County intends to preserve its historic small town and agrarian character while promoting integrated and well-balanced economic growth through:

- ◆ Improvement and expansion of infrastructure,
- ◆ Recruitment of clean industries,
- ◆ Support of commercial and retail development,
- ◆ Support of technology-based business development,
- ◆ Development of additional regional medical services,
- ◆ Recruitment and retention of agricultural-related activities,
- ◆ Development of both commercial and recreational tourism,
- ◆ Assist in the development of affordable housing,
- ◆ Encourage the growth of the county's banking industry, and

- 896 ♦ Support quality of education of the current and future labor force.
- 897 ♦ Support the development of local recreational facilities.
- 898 ♦ Support the development of higher education and vocational facilities locally.
- 899 Scott County also intends to strengthen its economic, cultural and political
- 900 importance in the region by providing for the needs of:
- 901 ♦ Area industries requiring specialized and support services,
- 902 ♦ Industries seeking to locate in the region,
- 903 ♦ Agriculturists wishing to market products closer to their farms,
- 904 ♦ Small business owners who provide goods and services for Scott county residents,
- 905
- 906 travelers, and tourists,
- 907 ♦ Regional outlet retailers who can capture the regional residential market as well as
- 908 travelers on I-65,
- 909 ♦ Travelers and tourists on I-65, US-31 and SR-56,
- 910 ♦ Groups interested in heritage tourism,
- 911 ♦ Groups seeking quiet, scenic atmospheres for conferences and events,
- 912 ♦ People seeking to live and work in Scott County, and
- 913 ♦ People seeking to live in Scott County who commute to work.
- 914

## 915 • **Overall Land Use Development Goal**

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 917 In order to encourage well-organized, efficient use of land with minimal land use  
 918 conflicts, Scott County intends to concentrate future development in or adjacent to  
 919 developed areas and to encourage the systematic development of industrial and  
 920 commercial corridors so that development can take advantage of existing infrastructure  
 921 and future infrastructure improvements and expansion while protecting prime agricultural  
 922 land and preserving the historic character of the county's communities.

923  
 924  
 925 **Objective 1:** Encourage residential and commercial development east of I-65  
 926 between the Town of Austin and the City of Scottsburg.

927  
 928 **Objective 2:** Develop industrial corridors along I-65 and south of Scottsburg  
 929 between US-31 and Louisville and Indiana Rail Road, and develop a  
 930 commercial corridor west of Scottsburg on SR-56.

931  
 932 **Objective 3:** Develop a commercial node on all sides of the I-65/SR-56 interchange.

933  
 934 **Objective 4:** Encourage development between Grain Bin Road (County Road 50N)  
 935 and Blocher Road (County Road 100N) and north along SR-203 to  
 936 Burn Road and along Burn Road from Austin to Hardy Lake.

937  
 938 **Objective 5:** Encourage residential and tourist-related entertainment developments  
 939 near Hardy Lake and SR-56 North.



- Objectives 6:** Extend existing sanitary sewer service to serve the county's populated areas.
- Objective 7:** Develop a by-pass around Scottsburg.
- Objective 8:** Plan for the development of service roads along I-65 and SR-56 as well as new roads and roadway improvements.
- Objective 9:** Continue to find solutions to the county's drainage problems. Support an active Scott County Drainage Board.
- Objective 10:** Project prime agricultural land from development pressures.
- Objective 11:** Develop more parklands and recreational facilities.
- Objective 12:** Preserve and promote the county's historic and cultural resources.
- Objective 13:** Designate land for community purposes.
- Objective 14:** Enhance the atmosphere of Scottsburg's Downtown to attract more tourists and visitors in order to support the "festive retailers" located in this area.
- Objective 15:** Enhance the atmosphere of Austin's Downtown to support local business and attract new businesses.
- Objective 16:** Support the development of affordable housing and other types of housing.
- Objective 17:** Promote the development of an outlet center near the I-65/SR-56 interchange.
- Objective 18:** Enhance and promote the historic and cultural resources in other areas of the county such as Lexington and Leota to stabilize and revitalize these economies.

## • **General Land Use Guidelines**

- L-1 Strengthen the distinction between Scott County's populated areas and agricultural land.

**Guideline application:** All land uses.

Intent: To enhance Scott County's identity and sense of place. To make Scott County a desirable place in which to live and work. To augment community pride and economic opportunity to keep young people

interested in living in Scott County rather than elsewhere. To preserve the rural and small town character to attract tourists and residents to Scott County to enjoy the peaceful, scenic atmosphere that exists.

L-2 Retain the grid pattern of development.

- a) The grid pattern allows newer development to be more easily connected to older development, which helps to define the community's identity and boundaries.
- b) New and proposed subdivisions can be more linked by streets developed in a grid system. This facilitates ease of access from outlying subdivisions to the community's central core. This in turn saves travel time and energy, and promotes walking rather than driving.
- c) Cul-de-sacs tend to isolate subdivisions from the central community and from other neighborhoods. The use of cul-de-sacs tends to dilute the sense of community. Developments with cul-de-sacs are also more expensive for the community in the long term since additional streets and storm sewers must be constructed around subdivisions with cul-de-sacs in order for new construction to occur.

**Guideline application:** All land uses, especially residential.

Intent: To facilitate ease of travel, sense of community, and reduce costs related to infrastructure expansion as well as time and energy associated with travel.

L-3 Preserve the presence of agriculture as a viable economic activity as well as the scenery of the rural landscape.

- a) Agricultural activities and landscape help define the edges of a community through the greenbelt principle. Greenbelts provide both scenic beauty for communities as well as define boundaries between communities.
- b) Urban sprawl and strip commercial development destroys the scenic beauty of the rural landscape which people often seek as an amenity. Rural edges help define boundaries and provide opportunities to create gateways into communities. Clustering development behind tree stands and hillocks reduces the negative impact of development on the landscape as well as reduces the costs incurred by constructing roads and infrastructure to new development.
- c) Land trusts, large lot agriculture districts, deed restrictions and scenic easements are a few techniques, which are used in retaining active farmland and the scenic qualities around communities.

**Guideline application:** All land uses.

Intent: To preserve productive agricultural land, to preserve the county's rural heritage, to support the county's agricultural sector, and to preserve the county's rural scenic qualities.

## **Section II: Housing**

### **• Overall Residential Goal**

Scott County intends to maintain its existing housing stock, encourage the development of affordable housing and housing for senior citizens and those who commute to work while protecting the productive and scenic qualities of the agriculture landscape.

**Objective 1:** Encourage the development of affordable single-family detached dwellings in the \$60,000 to \$80,000 ranges in Scottsburg, Austin and throughout Scott County.

**Objective 2:** Encourage the development of condominiums and cluster housing for senior citizens, professionals and those who commute to work outside Scott County.

**Objective 3:** Encourage developers to construct residential developments primarily within existing corporate boundaries, and secondarily, adjacent to existing corporate boundaries.

**Objective 4:** Encourage developers to construct residential developments where sanitary sewer and water facilities already exist.

**Objective 5:** Discourage developers from developing residential developments on prime agricultural land.

**Objective 6:** Promote cluster residential developments where residential developments are permitted on agriculture land. Cluster developments behind tree stands and hillocks to preserve the scenic qualities of the rural landscape and retain land for farming practices rather than allow one to five acre lot subdivisions to develop.

**Objective 7:** Promote the Hardy Lake area as an area for second home sites. Encourage the development of sanitary sewers in the area due to the natural system's incapacity to support septic systems.

**Objective 8:** Encourage the development of high quality residential space in unused upper floors of downtown buildings while discouraging substandard housing.

**Objective 9:** The Hardy Lake area is ideal for weekend homes, upscale housing, recreational vehicle (R.V.) parks and supportive commercial enterprises such as upscale restaurants and nightclubs, boat sales, and water recreation sports stores and convenience groceries.

## • **Multi-family Housing Goal**

Scott County intends to promote the development of well-designed and maintained affordable multi-family housing within the county's incorporated areas.

**Objective 1:** Encourage affordable housing and home ownership.

**Objective 2:** Encourage the development of affordable multi-family units within the monthly rental range of \$250 to \$400.

**Objective 3:** Encourage the construction of attractive, well-designed multi-family developments within corporate limits, as buffers between commercial/business nodes and single-family residential neighborhoods, and where water and sanitary sewers exist.

**Objective 4:** Make subsidized housing available in Scott County through housing vouchers and Section 8 programs.

**Objective 5:** Encourage multi-family development to occur as buffer zones between industrial and single-family residential areas.

## • **Mobile Home Park Goal**

Scott County intends to promote the development of well-designed, carefully managed mobile home parks that provide residents with affordable, safe, clean and attractive living environments.

**Objective 1:** Develop mobile home parks in areas near commercial nodes and in areas with existing water and sanitary sewers.

**Objective 2:** Develop a design review board to approve the site designs of mobile home parks in order to ensure safe and pleasant living environments for residents.

**Objective 3:** Ensure the safety, cleanliness and pleasant living environments of existing mobile home parks.

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1123 **Residential Guidelines**  
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- 1125 R-1 Protect residential neighborhoods from adverse impacts of proposed  
1126 development and land use changes.  
1127

1128 **Guideline application:** All land uses.  
1129

1130 Intent: To protect people's living environment. To ensure that new land uses are  
1131 not detrimental to residential areas. To maintain or strengthen the stability  
1132 of neighborhoods and to prevent additional problems from deteriorating  
1133 neighborhoods. To recognize the vulnerability of residential areas to  
1134 certain adverse impacts.  
1135

1136 This guideline does not mean that non-residential land uses are  
1137 automatically inappropriate in residential areas, nor does it mean that  
1138 discriminatory practices towards any group of people are acceptable.  
1139 Rather, it raised a primary concern of the plan—neighborhood preservation  
1140 and regeneration.  
1141

- 1142 R-2 Create housing redevelopment, rehabilitation, and reinvestment  
1143 opportunities in older and declining neighborhoods.  
1144

1145 **Guideline application:** All residential.  
1146

1147 Intent: To promote redevelopment of neighborhoods and preserve housing.  
1148

1149 Examples of techniques that can be used to create neighborhood  
1150 preservation and redevelopment include:  
1151

- 1152 a) Incentives through zoning and other land use regulations;  
1153 b) Financial assistance through public and private institutions;  
1154 c) Land assembly and improvement for new construction;  
1155 d) Historical and architectural designation;  
1156 e) Innovative building design to fit oddly shaped or narrow lots;  
1157 f) Adaptive reuse of existing buildings and underutilized land; and  
1158 g) Improved public services.  
1159

1160 Existing neighborhoods and housing are a valuable and irreplaceable  
1161 resource. Rehabilitation of sound housing is preferable to demolition.  
1162

- 1163 R-3 Provide adequate buffering, or other techniques that mitigate nuisances where a  
1164 residential development occurs next to a land use that produces nuisances.  
1165

**Guideline application:** All residential.

Intent: To protect people's living environment. To ensure that new residential development is not adversely affected by adjacent land uses.

Nuisances to be mitigated include:

- a) Automobile lights, outdoor lighting, or illuminated signs;
- b) Loud noises;
- c) Vibrations;
- d) Dust or dirt;
- e) Smoke, vehicular exhaust, noxious fumes, and odors;
- f) Litter or junk;
- g) Outdoor storage, parking, or other unsightly areas; and
- h) Loss of privacy for potential residents.

Techniques to mitigate nuisances include:

- a) Buffering and screening such as fences, walls, or other physical barriers, vegetation or physical separation; and
- b) Building design and orientation, including appropriate placement of windows and balconies.

Appropriate techniques and the extent to which they need to be applied will depend on the nature and magnitude of the nuisances being mitigated and the physical relationship between the residential development and adjacent land uses.

R-4 Avoid residential development that has a significantly different size, height, mass, or scale from adjacent development.

**Guideline application:** All residential.

Intent: To prevent high intensity residential development from locating in areas that are inappropriate for that land use. To create a visual transition between adjacent land uses. To ensure compatibility between adjacent areas of differing intensity, size, and land use.

Very intense residential development—usually having a high density—has characteristics preventing location in many areas. Significant changes in scale and size between adjacent developments may be undesirable or

incompatible. Residential development of significantly different size, height or mass to adjacent areas may require special site design, careful building placement, or extensive buffering and screening.

R-5 Develop residential densities that are compatible with adjacent residential areas and other adjacent land uses.

**Guideline application:** All residential.

Intent: To ensure a good transition between residential areas of differing densities. To protect existing residential areas from possible adverse impacts of housing development with significantly different densities. To promote successively higher residential densities next to successively higher intensity non-residential land uses.

R-6 Evaluate residential development on the basis of the following net density categories:

Low	Greater than one and up to five dwellings units/acre
Medium	Greater than five and up to twelve dwelling units/acre
High	Greater than twelve and up to 35 dwelling units/acre

**Guideline application:** All residential.

Intent: To define density ranges to be used in the evaluation of residential proposals. To ensure that residential proposals are evaluated on their possible impact on adjacent areas, on the environment, and on community services and facilities rather than using housing types—e.g., multi-family, single family, or townhouses—as the only criterion.

Refer to Figure 4. This chart summarizes residential guidelines and should be used as a guide when evaluating residential development.

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## RESIDENTIAL DENSITY

**FIGURE 2-1**

Net density Types	Public Sewer or Package Treatment Plant	Public Potable Water	Minimum Street Type (a)	Other Essential Service	Flood plain (b)	
					Floodway	Floodway Fringe
Low: greater than one dwelling unit/acre and up to 5 dwelling units/acre	Required (e)	Required	Local	Adequate fire protection for this density required	Prohibited	Permitted only with extensive performance measures (c)
Medium: greater than 5 dwelling units/acre and up to 12 dwelling units/acre	Required (e)	Required	Collector	Adequate fire protection for this density required	Prohibited	Prohibited
High: greater than 12 dwelling units/acre (d)	Required (e)	Required with adequate pressure and quantity of special concern.	Arterial with existing or anticipated public transit	Special concern for school impact: special concern for adequate water pressure and quantity for fire protection and fire protection service	Prohibited	Prohibited
(a) Streets must always have adequate capacity. (b) General environmental performance measures must always be met. This applies to the portion of the portion of the parcel where building and lot improvements are made. (c) This density might be permitted if it is demonstrated that extensive measures will be taken to mitigate environmental problems as set forth in the environmental guidelines. (d) Motels and hotels with adequate soundproofing may be permitted. (e) Development prohibited at this density outside the area scheduled for centralized public sewer service by the year 2020. (f) This density may be permitted if it is demonstrated that appropriate measures will be taken to mitigate environmental problems as set forth in the environmental guidelines. More extensive performance measures may be needed than for lower density proposals.						

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**FIGURE 2-1 (CONTINUED)**

Net Density Types	Slopes (b)			Soils (b)			
	Above 20%	Above 12% up to 20%	Up to 12%	Very Severe Erosion Potential	Very Severely Eroded	Unstable	Wet
Low: greater than one dwelling unit/acre and up to 5 dwelling units/acre	Prohibited	Permitted with possibly more extensive performance measures (f)	Permitted	Prohibited	Prohibited	Prohibited	Permitted with possibly more extensive performance measures (f)
Medium: greater than 12 dwelling units/acre and up to 20 dwelling units/acre	Prohibited	Permitted with possibly more extensive performance measures (f)	Permitted	Prohibited	Prohibited	Prohibited	Prohibited
High: greater than 20 dwelling units/acre	Prohibited	Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited
<p>(a) Streets must always have adequate capacity.</p> <p>(b) General environmental performance measures must always be met. This applies to the portion of the parcel where building and lot improvements are made.</p> <p>(c) This density might be permitted if it is demonstrated that extensive measures will be taken to mitigate environmental problems as set forth in the environmental guidelines.</p> <p>(d) Motels and hotels with adequate soundproofing may be permitted.</p> <p>(e) Development prohibited at this density outside the area scheduled for centralized public sewer service by the year 2020.</p> <p>(f) This density may be permitted if it is demonstrated that appropriate measures will be taken to mitigate environmental problems as set forth in the environmental guidelines. More extensive performance measures may be needed than for lower density proposals.</p>							

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R-7 Restrict residential density to the low category when:

- a) The development is in the floodway fringe of the 100-year floodplain so long as extensive measures will be taken to mitigate environmental problems; or
- b) The development will be on soils characterized as wet soils so long as appropriate and possibly more extensive measures will be taken to mitigate environmental problems; or
- c) The buildings and lot improvements will be on sites with slopes that were or will be between 12 and 20% and the development will not be on unstable soils, very severely eroded soils, or soils with very severe erosion potential so long as appropriate and possible more extensive measures will be taken to mitigate environmental problems; or
- d) The development does not have a collector or higher street type for major access; or
- e) Adequate fire protection cannot be provided for a higher density proposal.

**Guideline application:** All residential.

Intent: To limit residential development where severe environmental conditions exist. To prevent severe erosion and sedimentation problems, hillside and foundation failures, drainage problems, sewage disposal problems, flood damage, and associated water pollution problems. To ensure that development of this density has streets with adequate capacity to handle traffic volumes generated. To prevent traffic congestion that wastes energy and creates more air pollution. To minimize fire hazards.

R-8 Restrict residential density to the medium category or lower categories when:

- a) The buildings and lot improvements will be on sites with slopes that are or will be between 12 and 20% and the development will not be on unstable soils, very severely eroded soils, or soils with very severe erosion potential, so long as appropriate and possibly more extensive measures will be taken to mitigate environmental problems; or
- b) A collector street is the highest available major access point for the development; or
- c) Adequate fire protection cannot be provided for a higher density proposal.

**Guideline application:** All residential.

Intent: To limit residential densities where severe environmental conditions. To prevent severe erosion and sedimentation problems, hillside and

foundation failures, drainage problems, and associated water pollution problems. To create desirable land use relationships by locating higher residential and non-residential densities on higher street classes, thereby

making residential and non-residential uses more compatible and promoting complementary land uses. To ensure that development of this density has streets with adequate capacity to handle the traffic volumes generated. To prevent traffic congestion that wastes energy and creates more air pollution. To minimize fire hazards.

The appropriate street class must exist at the time the development is proposed or at the time the development will be occupied. Higher densities should be on higher street classes to prevent disruption to significantly lower density or intensity areas from excessive through-traffic. If access is not directly to a collector street, it may be on a lower class street provided access to the collector is not through a lower density residential or lower land use intensity area and does not create traffic problems. Medium density residential development may locate on an arterial street.

R-9 Locate residential developments of the high density category only where:

- a) There is a major access point on or very near an arterial street; and
- b) There is adequate water pressure and quantity for domestic use and internal fire protection systems; and
- c) There is adequate fire protection service available; and
- d) The development will not cause a significant over-crowding of schools in the area.

**Guideline application:** All residential.

**Intent:** To locate higher residential densities on higher street classes, thereby promoting complementary land uses. To ensure that development of this density is located on streets with adequate capacity to handle traffic volumes generated. To prevent traffic congestion that wastes energy and creates more air pollution. To ensure adequate water pressure to reach upper floors of a high-rise building. To ensure that high-density developments are located in areas of adequate fire service and do not over-crowd schools.

Regardless of the measures taken, high-density residential development is not appropriate on slopes above 12%.

The appropriate street class for high-density development must exist at the time the development is proposed or is anticipated to be occupied. High residential densities should be on or very near arterial streets to prevent the disruption of significantly lower density or intensity areas from excessive

1400 through-traffic. If access is not directly to an arterial street is not through a  
1401 lower density residential or lower land use intensity area and does not  
1402 create traffic problems.  
1403

1404 The impact of high-density residential development on the water system,  
1405 fire protection, and schools is of particular concern due to the probable  
1406 height of the building and the concentration of people.  
1407

1408 R-10 Prohibit residential development in the floodway of the 100-year floodplain.  
1409

1410 **Guideline application:** All residential.  
1411

1412 Intent: To prevent residential development in areas unsuitable for housing and  
1413 living environments. To protect people and property from flood hazards.  
1414

1415 R-11 Design residential development to:  
1416

- 1417 a) Provide adequate lot sizes and shapes to accommodate houses; and
- 1418 b) Provide planned, usable open spaces of adequate size to serve the needs of  
1419 residents and assurances that such open spaces, if commonly owned, will  
1420 be properly maintained; and
- 1421 c) Use, where possible, the natural drainage patterns; and
- 1422 d) Save, to the extent possible, the natural vegetation; and
- 1423 e) Create, to the extent possible, street patterns that discourage speeding and  
1424 through-traffic; and
- 1425 f) Provide, where appropriate trees, landscaping, benches, bus stops, and  
1426 other site amenities; and
- 1427 g) Allow for buffering and screening to provide privacy for residents; and
- 1428 h) Prevent signs from being a visual nuisance or a safety hazard to vehicular  
1429 traffic.  
1430

1431 **Guideline application:** All residential.  
1432

1433 Intent: To design residential developments that provide for functional  
1434 requirements of buildings. To minimize disruption of the natural site. To  
1435 provide for recreational and pedestrian needs and to minimize traffic  
1436 hazards.  
1437

1438  
1439 R-12 Provide, to the extent possible, mixtures of housing types and land uses within  
1440 planned developments to:  
1441

- 1442 a) Utilize cost-efficient site layout and design techniques; and
- 1443 b) Create new, self-contained neighborhoods and areas.  
1444

1445 **Guideline application:** All residential.

1446  
1447 Intent: To improve the supply of housing available to all income groups. To  
1448 create convenient living environments where shopping and other services  
1449 are included in the development. To reduce energy consumption. To take  
1450 advantage of innovative design techniques such as zero-lot lines, housing  
1451 clusters, and common open space as part of an Overall design for unique  
1452 living environments.  
1453

- 1454 R-13 Ensure that new land uses are compatible in terms of height, bulk, scale,  
1455 architecture, and placement on the lot if they are to be located in or next to  
1456 residential areas of recognized historic or architectural significance.  
1457

1458 **Guideline application:** If proposal will affect an historic place.  
1459

1460 Intent: To preserve our heritage. To enhance the historic character of  
1461 architecturally significant residential areas.  
1462

- 1463 R-14 Provide for mobile homes in groupings which ensure that unique locational,  
1464 compatibility, and safety requirements are recognized.  
1465

1466 **Guideline application:** If mobile homes.  
1467

1468 Intent: To provide alternative living environments to community residents. To  
1469 recognize that mobile homes can help satisfy the need for affordable, sound  
1470 housing.  
1471

1472  
1473 Safety and compatibility objectives should be met by:  
1474

- 1475 a) Locating mobile homes in mobile home parks;  
1476 b) Requiring appropriate anchoring devices and skirts;  
1477 c) Providing lots of adequate size for fire protection and public safety;  
1478  
1479 and  
1480 d) Providing adequate open space.  
1481

## 1482 **Section III: Commerce/Office/Industry**

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### 1484 **• Commercial Goal**

1485

1486 Scott County intends to develop a balanced commercial base that can meet the daily  
1487 convenience needs of area residents, the daily service and convenience needs of area  
1488 industries, as well as capture the traveler/tourist market that passes through Scott County  
1489 on I-65, US-31 and SR-56.

- Objective 1:** Encourage the development of a value retail center such as an outlet mall or an off-price center in the southwest quadrant of the I-65/SR-56 interchange in Scottsburg. Such a development will draw travelers on I-65 into the community, will complement rather than compete with Scottsburg's Downtown specialty shops, and will provide convenience items to area residents and manufacturers who must travel to the Clarksville area or farther for such items.
- Objective 2:** Encourage the development of commercial land uses on SR-56 west of Scottsburg. Commercial development pressures already exist in this area. SR-56 is a well-traveled route and is easily accessible from I-65. Early and thoughtful planning for commercial development on SR-56 will help the community avoid costly land acquisition of developed properties for widening of right-of-way, avoid costly easement acquisition, avoid incompatible land uses, and avoid multiple curbcuts which will reduce traffic congestion and high accident areas.
- Objective 3:** Allow commercial development to occur at strategic intersections in newly developing areas to serve convenience needs of area residents.
- Objective 4:** Encourage the restoration of the downtown areas in Scott County's communities.
- Strategies:**
- A) Establish Downtown Improvement Guidelines and Review Committees in Scottsburg and Austin to oversee the redevelopment of the downtown areas.
  - B) Restore facades in the downtown's to either the original or a Turn-of-the-Century appearance.
  - C) Beautify the downtown areas with urban design techniques such as:
    - ◆ Uniform awnings
    - ◆ Uniform signage
    - ◆ Sidewalk/paving stone improvements
    - ◆ Lamp posts

- ◆ Sidewalk planters for flowers and plants
  - ◆ Enhance park-like settings and squares with focal points such as gazebos, monuments, lighting, benches and planting.
  - ◆ Place banners on street lamps which provide color to the streetscape and movement as the wind blows.
- D) Promote downtown businesses through signage and special events.
- Objective 5:** Encourage the development of more hotel facilities in Scott County.
- Strategies:**
- A) Consider developing a hotel/entertainment complex on the Square in Scottsburg.
- ◆ Develop a hotel on the east side of the Square that conforms to the building height and historic façade character of the streetscape.
  - ◆ Develop shops on the ground floor of the hotel facing the Square and develop the hotel behind the shops.
  - ◆ Develop an evening entertainment area in the hotel complex.
  - ◆ Acquire the substandard properties in the area behind the Square upon which to extend the hotel and provide a place for parking.
- B) Consider developing a civic center/business/hotel/entertainment/recreation park in Scott County.
- C) Market Scott County as a quiet place to hold retreats, preservation/historical conventions, arts festivals and regional trade shows.
- Objective 6:** Encourage the development of entertainment and leisure recreational areas in Scott County.
- Strategies:**
- A) Encourage the development of a 27-hole or 36-hole golf course in the civic center/business/hotel/entertainment/recreation park in the County and promote the course to Junior PGA tournaments and Woman's Invitational tournaments.
- B) Encourage the development of a Country/Western club in Scott County that would attract visitors from the Louisville area as well as a large

Indiana audience.

- C) Encourage the development of restaurants and clubs near Hardy Lake.

## • **Tourism Development Goal**

Scott County intends to capitalize on commercial and recreational tourism opportunities in the county by promoting the county's rural/scenic/historic small town character.

**Objective 1:** Market Scott County's historic, cultural, scenic and natural resources to tourists through uniform directional signage to aid visitors in traveling from one attraction to other attractions.

**Objective 2:** Market Scott County as a clean, quiet, hospitable, crime-free vacation area in which to hold retreats, sports events and conventions.

**Objective 3:** Promote the Scott County museum of history and culture operated by the Lexington Historical Society, Inc.

**Objective 4:** Promote the development of a Scott County Heritage Museum.

**Objective 5:** Promote and protect the scenic value of the rural landscape around Leota, Lexington and Hardy Lake.

**Objective 6:** Promote Hardy Lake and Knobstone Trail to bring visitors into Scott County.

**Objective 7:** Preserve Leota's historic resources while promoting it as an antiques, arts and crafts niche.

### **Strategies:**

- A) Encourage the development of a Leota museum to help preserve the town's heritage and attract tourists.

- B) Encourage the development of a private golf course and country club in the Leota area.

- C) Encourage development of recreational space in the Leota vicinity such as a county park.

**Objective 8:** Develop a walking tour in Downtown Lexington.

**Objective 9:** Develop a driving tour in the County and include Lexington, Leota,



Hardy Lake, the Clark County State Forest, the Old Morgan Trail, Bloomington Trail, Knobstone Trail and the Inter-Urban Railroad Line.

**Objective 10:** Encourage the development of recreational vehicle (RV) parks near existing and proposed recreational areas in Scott County.

**Objective 11:** Concentrate development in and around Pioneer Village at the intersection of SR-256 and SR-203 where people buy provisions such as ice and gasoline on the way to Hardy Lake.

**Objective 12:** Develop the area just outside Hardy Lake as a restaurant/night club entertainment area.

**Objective 13:** Consider developing a horse track at the Fair Ground if it is relocated.

**Objective 14:** Develop a driving tour through Scott County and provide a guided tour from Scottsburg to Lexington for visitors.

**Objective 15:** Develop quality of life leisure activities in the country such as golf courses, boating opportunities, archery, club house/dancing, community theater, walking paths, equestrian trails, bowling alleys, and handball and racquetball courts.

## **Commercial Guidelines**

C-1 Locate all commercial development:

- a) Centrally in the intended service area; and
- b) Where it can be demonstrated that a sufficient support population exists.

**Guideline application:** All commercial.

Intent: To ensure that commercial uses are located centrally in areas of demonstrated demand.

C-2 Design all commercial development:

- a) To include, where appropriate, circulation patterns for pedestrians, bicycles, and handicapped people; and
- b) To provide, where appropriate, trees, landscaping, benches, and other site amenities; and
- c) To promote a good transition between adjacent buildings and land uses in terms of size, height, and materials; and

- d) To prevent signs from being a visual nuisance or a safety hazard to vehicular traffic.

**Guideline application:** All commercial.

Intent: To encourage the provision of pedestrian circulation and site amenities. To ensure compatibility of buildings between adjacent land uses. To ensure that signs are not a nuisance or safety hazard.

- C-3 Provide buffering, screening, separation or other techniques to mitigate nuisances when a commercial land use will produce or is associated with such nuisances as:

- a) Automobile lights, outdoor lighting, or illuminated signs; or
- b) Loud noise; or
- c) Odors, smoke, automobile exhaust, or other noxious smells; or
- d) Dust and dirt; or
- e) Litter, junk, or outdoor storage; or
- f) Visual nuisances.

**Guideline application:** All commercial.

Intent: To ensure that commercial uses creating nuisances provide adequate buffering and are not detrimental to adjacent land uses. To protect existing development.

Buffering and screening techniques can include fences, walls, and physical barriers as well as vegetation. Locating nuisances away from adjacent uses can also be used to prevent adverse impacts.

Screening of glare from commercial uses may not always be necessary. Automobile lights from a commercial use shining into a residential area are an example of when screening would be required.

Loud noise is often associated with commercial uses attracting a large number of automobiles, businesses open late at night, and outdoor recreational facilities. Entertainment facilities may also be associated with loud noise. Separation or isolation of commercial uses associated with noise is the most effective methods to prevent nuisances.

Some commercial uses are open for business after dark and/or late at night. These businesses have a potential for being disruptive to nearby residential areas.

- C-4 Allow the development of individual commercial uses on separate lots—strip

commercial—only when:

- a) Excessive curb cuts will not create traffic problems or congestion; or
- b) A proposed development will not adversely affect the capacity of a street; or
- c) Locating in a planned commercial center is not feasible; or
- d) A proposed use will not extend the linear development of commercial uses to the extent that such a pattern creates substantial nuisances, hazards, or disruptions to the area.

**Guideline application:** All commercial.

**Intent:** To prevent undesirable strip commercial development. To restrict linear and isolated development of single commercial uses along streets. To restrict commercial developments that do not share common access points, parking lots or other facilities. To prevent vehicular traffic problems and congestion. To utilize land in a more economical manner and prevent visually unpleasing and confusing environments along streets.

“Strip commercial” development is a series of individual businesses on separate lots usually along arterial streets. There is no planned relationship or sharing of facilities between adjacent uses. Off-street parking may or may not be provided. Non-complementary businesses and businesses drawing from different trade areas may be adjacent. Because individual businesses attract attention through signs, lights, and color, strip commercial development often creates nuisances and is visually confusing for vehicular traffic.

**C-5** Develop commercial uses only in existing or proposed planned commercial centers, except:

- a) Where conversion from an existing or proposed planned commercial use is compatible with adjacent buildings and uses; or
- b) When an existing commercial use proposes to expand and the expansion is compatible to adjacent uses; or
- c) When a proposed use is of an intensity and size to be comparable to a planned commercial center; or
- d) When a proposed use requires a unique or special location in or near a specific land use or activity center; or
- e) When land ownership patterns, existing land use conditions or other circumstances make single-lot commercial development the only possibility.

**Guideline application:** All commercial.

**Intent:** To promote the development of compact groupings of commercial uses

designed as a single unit that:

- a) Share vehicular access points and circulation patterns; and
- b) Cluster commercial uses together; and
- c) Share utility hook-ups, service entrances, and other building systems; and
- d) Provide common pedestrian circulation.

To utilize land in an economical manner and limit the number of access points to major streets, reduce traffic congestion, and promote pedestrian safety. To restrict individual or isolated commercial uses from developing along streets or in non-commercial areas. To allow some commercial uses in older or redeveloping areas. To allow single-lot development when a commercial use is appropriate and planned center development is not possible.

Planned commercial center development is preferable to single-lot development. There are instances where the legal right to access exists or where single-lot development is appropriate. However, all commercial development should be reviewed on the above criteria.

Examples of planned commercial centers include:

- a) Regional shopping centers;
- b) Community shopping centers; or
- c) Neighborhood shopping centers.

Examples of commercial uses having unique location criteria or being comparable in function to a planned commercial center include:

- a) Large discount stores;
- b) Combination or large grocery and drugstores;
- c) Large automobile dealerships; or
- d) Motels and hotels.

C-6 Allow commercial uses in:

- a) New residential developments where commercial use mainly serves residents of the development and is similar in character and intensity to the residences; or
- b) Older or redeveloping residential areas where the commercial use does not create nuisances and is compatible with the surroundings; or
- c) Planned industrial subdivision where the commercial use mainly serves people working in the industries; or
- d) Recreational and public areas where the commercial use is an ancillary use such as a concession business.

**Guideline application:** All commercial.

Intent: To allow some commercial uses in mixed land use areas. To encourage commercial revitalization in redeveloping areas.

A neighborhood shopping center located in a planned residential development would be an appropriate commercial use. Restaurants and warehouse outlets would be appropriate commercial uses in planned industrial subdivisions.

- C-7 Develop commercial uses serving small areas or neighborhoods or providing convenience goods:
- a) Preferably adjacent or near existing convenience shopping facilities; and
  - b) With safe pedestrian access; and
  - c) With an intensity and size that would not adversely affect existing residential areas or businesses; and
  - d) With a good transition between adjacent used that reflects existing architectural and residential character.

**Guideline application:** All commercial.

Intent: To allow the development of small businesses serving a neighborhood function. To provide convenience shopping close to residential areas that is accessible by pedestrians. To ensure commercial uses locating in neighborhoods are compatible with existing land uses. To promote a good visual transition between buildings and uses.

Examples of commercial uses serving areas or neighborhoods or providing convenience goods, including:

- a) Neighborhood shopping centers;
- b) Corner grocery, drugstores, and “convenience stores;”
- c) Small restaurants; or
- d) Barbers, laundromats, and dry cleaners.

- C-8 Develop commercial uses attracting large numbers of people or generating large volumes of traffic:

- a) Only on a major arterial street or at the intersection of two minor arterials; and
- b) Only in non-residential areas; and
- c) Only at locations where nuisances and unique characteristics of the proposed use will not adversely affect adjacent areas.

**Guideline application:** All commercial.

**Intent:** To prevent large commercial uses from locating in predominantly residential areas. To ensure that special considerations are given so that nuisances do not affect adjacent land uses.

Certain commercial uses of such size and intensity that their potential for creating adverse impacts on surrounding areas is great.

The appropriate street class must exist at the time a development is proposed or at the time the development is anticipated to be occupied.

Those commercial uses not providing direct retail services to immediate surrounding residential areas and generally generating in excess of 400 trips during the peak hour would be considered large attractors of people and large generators of traffic.

## • **Office Development Goal**

Scott County intends to encourage the development of more office space in the county's communities.

**Objective 1:** Encourage the development of an office park in the civic center/business/hotel/entertainment/recreation park in Scott County.

**Objective 2:** Encourage office space to develop in unused upper floors of downtown buildings.

**Objective 3:** Encourage the development of telecommunications operations in the county.

**Objective 4:** Encourage the development of a work-at-home business center where people who live in Scott County can work for companies located outside Scott County without commuting daily.

**Objective 5:** Encourage the development of an office complex with shared office space.

## **Office Guidelines**

O-1 Locate, where possible, office development in planned commercial or office centers, except:

- a) Where a conversion from an existing non-office building to an office use is compatible with adjacent uses; or
- b) When an existing office use proposed to expand and the expansion is

- compatible with nearby uses; or
- c) When a proposed use is of an intensity and size to be comparable to a planned center; or
  - d) When a proposed use requires a unique or special location in or near a specific land use or activity center; or
  - e) Where land ownership patterns, existing land use conditions, or other circumstances make office development appropriate outside planned centers.

**Guideline application:** All office space.  
If government office.

**Intent:** To promote the development of compact groupings of office uses and buildings that:

- a) Cluster compatible office or commercial uses in common buildings or groups of buildings;
- b) Share vehicular access points and circulation patterns;
- c) Share utilities hookups, service entrances, and other building systems; and
- d) Provide common pedestrian circulation.

To utilize land in an economical manner and limit the number of access points to major streets, reduce traffic congestion and promote pedestrian safety. To restrict individual or isolated office uses from developing along streets. To promote a compatible relationship between office and commercial uses.

O-2 Design office development:

- a) To include, where appropriate, circulation patterns for pedestrians, bicycles and handicapped people; and
- b) To provide, where appropriate, trees, landscaping, benches, bus stops, bicycle storage facilities and other site amenities; and
- c) To promote a good transition between adjacent buildings and land uses in terms of building size, height, scale and materials; and
- d) To prevent signs from being a visual nuisance or a safety hazard to vehicular traffic.

**Guideline application:** All office space.  
If government office.

**Intent:** To encourage the provision of pedestrian circulation and site amenities. To ensure compatibility between adjacent uses and to provide buffering for adjacent areas where necessary. To ensure that signs are not a nuisance.

O-3 Provide buffering, screening, separation or other techniques that mitigate nuisances when the development produces or is associated with nuisances or visually unpleasing characteristics.

- a) Automobile lights, outdoor lighting of illuminated signs;
- b) Loud noises;
- c) Odors, smoke, automobile exhaust or other noxious smells;
- d) Dust and dirt;
- e) Litter, junk or outdoor storage or
- f) Visual nuisances.

**Guideline application:** All office space.  
If government office.

Intent: To ensure that office uses creating nuisance provide adequate buffering and are not detrimental to adjacent land uses. To protect existing development.  
  
Buffering and screening techniques can include fences, walls, and physical barriers, as well as vegetation. Locating nuisances away from adjacent uses can also be used to prevent adverse impacts.

O-4 Allow the development of individual office uses on separate lots when:

- a) Excessive curb cuts will not create traffic problems or congestion; or
- b) A proposed development will not adversely affect the traffic-carrying capacity of a street; or
- c) A proposed use will not extend linear development to the extent that such a pattern creates substantial nuisances, hazards or disruptions to the area.

**Guideline application:** All office space.  
If government office.

Intent: To prevent single and individual office uses from developing along streets, contributing to strip development. To allow small office buildings that provide common vehicular access and parking for tenants. To prevent traffic problems and congestion.

O-5 Locate, when possible, office centers near existing or proposed office facilities.

**Guideline application:** If office center.  
If government office.

Intent: To group together in relation to other office facilities.



- 1995
- 1996 O-6 Allow office development in mixed land use areas within residential areas if:
- 1997
- 1998 a) Traffic problems and congestion are not created that adversely affect
- 1999 adjacent or surrounding areas; and
- 2000 b) The size, intensity, and other character of the proposed use is compatible
- 2001 with adjacent areas; and
- 2002 c) Nuisances are not created that adversely affect adjacent areas.
- 2003
- 2004 **Guideline application:** All office space.
- 2005 If government office.
- 2006
- 2007 Intent: To ensure compatibility between office uses and adjacent land uses. To
- 2008 allow development of mixed land use areas. To allow low intensity offices
- 2009 in residential areas with appropriate safeguards.
- 2010
- 2011 Many office uses are complementary and compatible with other land uses.
- 2012 Office developments generally have fewer nuisances than commercial or
- 2013 industrial development. However, large office developments may be
- 2014 associated with high traffic volumes and a potential for traffic congestion.
- 2015

2016 • **Industrial Goal**

2017

2018 Scott County intends to improve and extend infrastructure to appropriate areas near major

2019 transportation facilities suitable for industrial use, encourage the development of clean,

2020 value-added manufacturing plants, maintain and strengthen relations with existing

2021 industry, and develop a labor force to satisfy the skill requirements of existing and new

2022 industry.

2023

2024 **Objective 1:** Market Scott County as a location for clean, value-added

2025 manufacturing plants.

2026

2027 **Strategies:**

2028

- 2029 A) Market the property at the intersection of US-31 and SR-356 as a
- 2030 location for a value-added package plant or high-end commercial
- 2031 enterprise such as Recreational Vehicle sales.
- 2032
- 2033 B) Encourage light industrial development in this area.
- 2034
- 2035 C) Target printing and periodical industries to locate in Scott County.
- 2036
- 2037 D) Target metal stamping and fabrication industries to locate in Scott
- 2038 County.
- 2039

2040 **Objective 2:** Encourage the development of industrial parks and industrial corridors

in Scott County.

A) Encourage the development of an industrial park east of US-31 on SR-356 between US-31 and the railroad.

B) Consider the underuse of the Fair Ground.

Options:

1) Identify land for a future park/Fair Ground.

2) Relocate the Fair Ground to another area and make the property available for industrial development.

C) Encourage the development of a light and heavy industrial corridor between I-65 and the north/south railroad from Fairground Road (County Road 200S) to SR-356. Develop a SR-356/I-65 interchange and extend SR-356 to I-65 to accommodate this industrial development.

D) Encourage the development of an industrial corridor along I-65 north of American Steel Cord on Wilson Road (County Road 125W) to the boundary of the floodplain.

**Objective 3:** Explore industry's labor force needs and the school districts' programming needs in order to better prepare students for the work force. Explore the possibility of establishing school to work transition programs.

**Objective 4:** Promote life-long learning to Scott County residents and people in the work force through the assistance of area industries.

**Strategies:**

A) Make advanced post-secondary education services available to Scott County.

**Objective 5:** Encourage the growth of the banking industry in Scott County to accommodate the needs of industrial growth and expansion in the county.

## **Industrial Guidelines**

I-1 Locate, to the extent possible, industries in industrial subdivisions; otherwise locate industries adjacent to an existing industry to form industrial clusters. The following industries may locate away from industrial subdivisions and industrial

areas, provided that they do not cause safety risks or nuisances to surrounding land uses:

- a) Extractive industries; or
- b) Industries locating in areas of highly mixed land uses; or
- c) Industries locating in existing structures and adapting them for productive reuse; or
- d) Small-scale industries which are compatible with adjacent residential and other land uses; or
- e) Very large industries that are comparable to industrial subdivisions.

**Guideline application:** All industrial.  
If government garage or storage.

**Intent:** To promote clustering of industries and minimize conflicts with non-industrial land uses. To ensure more economical construction and a more effective use of roads and utilities. To promote effective screening, buffering and site planning. To allow, in certain cases, industrial location on sites independent from other industries if such sites are suitable for industry and compatible with surrounding land uses.

An “industrial subdivision” is the division of a parcel of land into two or more lots for purposes of industrial development, having an internal circulation system and utilities furnished by the developer. For purposes of this guideline, an industrial subdivision is generally considered to be 25 acres or larger.

I-2 Design all industrial development to:

- a) Be compatible with adjacent development in terms of size, height, mass, and scale; and
- b) Provide, where appropriate, adequate lot sizes for buffering and screening adjacent development; and
- c) Provide sufficient space for on-site parking and service areas; and
- d) Use, where possible, the natural drainage patterns; and
- e) Save, to the extent possible, the vegetation; and
- f) Provide where appropriate, trees, landscaping, benches, bus stops, bicycle storage facilities, and other site amenities; and
- g) Prevent signs from being a visual nuisance or a safety hazard to vehicular traffic.
- h) Be located so as to discourage the presence of heavy trucks in Scott County commercial or residential districts.

**Guideline application:** All industrial.

2132 If government garage or storage.  
 2133  
 2134 Intent: To ensure site design that provides adequate space for a safe, efficient site  
 2135 layout that is compatible with surrounding land uses.  
 2136  
 2137 I-3 Take all measures necessary to prevent industrial uses from causing nuisances to  
 2138 surrounding developments.  
 2139  
 2140 **Guideline application:** All industrial.  
 2141 If government garage or storage.  
 2142  
 2143 Intent: To minimize negative impacts on development surrounding industrial land  
 2144 uses.  
 2145 The magnitude and type of measures used to mitigate the impact of  
 2146 industries on surrounding land uses should vary according to the severity of  
 2147 the impact and the sensitivity of surrounding land uses to those impacts.  
 2148  
 2149 Each industry has a varying potential to generate nuisances such as noise,  
 2150 odor, vibration, traffic, glare, or air pollution. Various land uses are  
 2151 affected by these nuisances differently; residential uses are more  
 2152 susceptible to impacts of this type than commercial uses.  
 2153  
 2154 Some of the techniques that could be used singly or in combination to  
 2155 mitigate off-site and on-site nuisances are:  
 2156  
 2157 a) Use of arterial street rights-of-way with landscaped medians as  
 2158 buffers between industry and other land uses;  
 2159 b) Orientation of industrial uses away from arterial streets toward their  
 2160  
 2161 own interior circulation systems in conjunction with landscaping,  
 2162 screening, and fencing along thoroughfare frontage;  
 2163 c) Location of nuisance generating processes at the interior of the  
 2164 industrial subdivision or industrial area, and location of less  
 2165 offensive uses at the periphery;  
 2166 d) Use of park land and open space between industrial and residential  
 2167 uses;  
 2168 e) Use of natural barriers such as cliffs, ravines, etc.;  
 2169 f) Buffering by planting, walls, earth berms, creation of deep lots, etc.,  
 2170  
 2171 when industrial uses abut residential areas;  
 2172 g) Provision of a less intensive transitional development—e.g.,  
 2173 supporting office uses or research industries—between industrial  
 2174 and residential areas; or  
 2175 h) Staggering hours of operations.  
 2176

2177 Evaluations of a proposed industrial development will be based on its  
 2178 operational characteristics and the extent of nuisance mitigation as well as  
 2179 on the type of industrial use.  
 2180

2181 I-4 Locate industries which handle hazardous or flammable materials or are  
 2182 potentially offensive such as junkyards, landfills, and quarries away from  
 2183 residential areas and population concentrations.  
 2184

2185 **Guideline application:** All industrial.  
 2186 If government garage or storage.  
 2187

2188 Intent: To reduce the danger to human life and property associated with hazardous  
 2189 materials. To prevent the effects of offensive industrial land uses on  
 2190 residential areas.  
 2191

2192 Hazardous materials include, but are not limited to, flammable liquids,  
 2193 gases, corrosives, poisons, explosives, toxics, and other materials used in  
 2194 such hazardous industrial operations as oil refineries and chemical plants.  
 2195

2196 Population concentration areas include airports, schools, shopping centers,  
 2197 train and bus stations, offices, and other employment centers.  
 2198

2199 I-5 Prohibit industrial development within residential areas. Locate industries  
 2200 adjacent to residential areas or in mixed land use areas only if the industries can be  
 2201  
 2202 made compatible with surrounding development. Expand existing industries  
 2203 which are adjacent to non-industrial development in a manner that meets the needs  
 2204 of the industry and protects surrounding development from nuisances.  
 2205

2206 **Guideline application:** All industrial.  
 2207 If government garage or storage.  
 2208

2209 Intent: To protect neighboring land uses from nuisances, which may be caused by  
 2210 industrial development. To preserve and maintain the character of existing  
 2211 residential areas. To allow the productive use of vacant land and structures  
 2212  
 2213 in mixed use areas. To allow industry to expand at existing locations,  
 2214 rather than having to relocate.  
 2215

2216 Potential nuisances from industrial development adjacent to non-residential  
 2217  
 2218 areas include noise, odor, glare, traffic, vibration, air  
 2219 pollution, and water pollution. Measures to mitigate industrial nuisances  
 2220 are necessary to make industry compatible with other land uses.  
 2221

2222 It is recognized that technology has advanced to the extent that certain  
 2223 types of industries could relate well to neighboring residential  
 2224 development. Having such industries next to residential areas would  
 2225 improve the home/work relationship. However, there are such obnoxious  
 2226 industrial uses as landfills and junk yards that should not be located next to  
 2227 residential areas.  
 2228  
 2229 Industrial relocation may entail significant expense while weakening the  
 2230 community's economic base and removing jobs from the neighborhood.  
 2231 Relocation may not be necessary, however, if adequate measures are taken  
 2232 to prevent adverse off-site impacts when an industry expands. Such  
 2233 measures may include screening, buffering, and site design techniques.  
 2234  
 2235 I-6 Utilize industrial sites near airports for only industries whose transportation and  
 2236 production needs require such a location or for those industries which support  
 2237 airport-oriented industries.  
 2238  
 2239 **Guideline application:** If proposal near airport.  
 2240  
 2241 Intent: To promote efficient use of limited industrial sites located near the airports  
 2242 and the river.  
 2243  
 2244 I-7 Provide assurances that air emissions and the disposal of industrial waste water  
 2245 and solid wastes will meet environmental standards and that the storage, handling,  
 2246 and disposal of hazardous materials will be done in a safe and environmentally  
 2247 sound manner.  
 2248  
 2249 **Guideline application:** All industrial.  
 2250 If government garage or storage.  
 2251  
 2252 Intent: To ensure that new industrial development will not cause the pollution of  
 2253 groundwater, streams, land, and air. To minimize the danger associated  
 2254 with hazardous wastes.  
 2255  
 2256 I-8 Take appropriate action to reserve land that would be most suitable for industrial  
 2257 subdivisions.  
 2258  
 2259 **Guideline application:** All land uses.  
 2260  
 2261 Intent: To establish a supply of industrial sites to meet the needs of future  
 2262 industrial growth. To prevent development of prime industrial subdivision  
 2263 sites for non-industrial uses.  
 2264  
 2265 Governmental actions to preserve suitable sites for industrial development

may include developing an inventory of prime industrial sites, placing such sites in a holding zone until a proposal for their development is submitted, thereby acquiring and land-banking such sites with public funds.

Sites most suitable for major industrial subdivisions generally consist of 300 acres or more, are not surrounded by residential areas—to an arterial street near an expressway interchange, are not located in the 100-year floodplain and have slopes between 2 and 6 percent.

- I-9 Provide incentives to expand industrial employment, giving special attention to industries which demonstrate that employment opportunities would be provided for unemployed, under employed, or lower-income people.

**Guideline application:** All industrial.  
If government garage or storage.

Intent: To retain existing industries and to attract new industries. To make jobs more accessible to economically disadvantaged people.

Methods for increasing industrial employment include:

- a) Providing reasonable flexibility through zoning and subdivision regulations;
- b) Acquiring vacant or condemned land suitable for industrial use with public funds;
- c) Providing financial aid in reusing and rehabilitating vacant structures suitable for industrial use;
- d) Providing local tax rebates where possible;
- e) Sharing the cost of job training programs to increase job skills; and
- f) Providing service and facility improvements—e.g., utilities and transportation.

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## 2325 **Section IV: Agriculture**

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### 2327 **• Agriculture**

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2329 In order to encourage well-organized, efficient use of land with minimal land use  
2330 conflicts, Scott County intends to encourage development in or adjacent to areas that have  
2331 adequate infrastructure to support the development, particularly with regard to the  
2332 availability of wastewater collection and treatment facilities and to encourage the  
2333 systematic development of industrial and commercial corridors to take advantage of  
2334 existing infrastructure and future infrastructure improvements while protecting productive  
2335 agricultural land and preserving the rural and historic character of the county's  
2336 communities.

2337

2338 Scott County intends to:

2339

2340 1. Support the preservation of productive farmland for agricultural use.



2. Support revitalization of the local agriculture sector and development of value added agriculture enterprises.
3. Maintain the county's rural scenic character, and preserve and promote the county's rural heritage and values.
4. Preserve the county's rural scenic qualities by encouraging cluster-type residential development in agricultural areas.
5. Promote the existing Indiana Department of Natural Resources program to manage privately owned woodlands and forestland.
6. Retain agricultural-related activities and recruit new agribusiness enterprises.
7. Address the issue of improving watershed protection.

**Objective 1:** Support the preservation of productive farmland for agricultural use.

**Strategies:**

- A) Support the establishment of voluntary Farmland Preservation Parcels by landowners or Land Trusts.
- B) Support State initiatives to reduce assessment of agricultural property within Farmland Preservation Parcels so long as the property remains preserved for agricultural purposes.
- C) Support right-to-farm initiatives.
- D) Encourage public forums to discuss the importance of farmland preservation.

**Objective 2:** Support revitalization of the local agriculture sector and development of value added agribusiness enterprises.

**Strategies:**

- A) Identify opportunities for locally grown commodities and provide technical assistance to develop profitable market opportunities for the currently produced and new agricultural products.
- B) Encourage partnerships of organizations such as the Scott County Economic Development Corporation, the Scott County Chamber of Commerce, and the Farm Bureau to work together and to share resources to recruit and retain agribusiness enterprises.
- C) Create incentives and pursue funding opportunities to encourage agricultural value-added opportunities and farmers markets.

**Objective 3:** Maintain the county's rural scenic character and preserve and promote the County's rural heritage and values.

**Strategies:**

- 2386 A) Work with local organizations and schools to educate the public about the  
2387 significant role of agriculture in Scott County.  
2388 B) Encourage joint rural/urban projects, events and activities.  
2389

2390 **Objective 4:** Preserve the county's rural scenic qualities by encouraging cluster-type  
2391 residential development in agricultural areas.  
2392

2393 **Strategies:**  
2394

- 2395 A) When residential development occurs in agricultural areas, encourage  
2396 cluster residential development situated behind tree stands and hillocks in  
2397 order to protect the scenic qualities of the rural landscape, to preserve  
2398 productive farmland for agricultural use, and to reduce costs associated  
2399 with providing infrastructure to new residences.  
2400

2401 **Objective 5:** Promote the Indiana Department of Natural Resources  
2402 program to manage privately owned woodlands and forestland.  
2403

2404 **Strategies:**  
2405

- 2406 A) Parcels with a minimum of ten acres may be classified as timberland and  
2407 are eligible for tax incentives if individual management plans are submitted  
2408 to the Division of Forestry, State of Indiana.  
2409 B) Wildlife and habitat areas may be classified and are eligible for tax  
2410 incentives if properly managed and individual management plans are  
2411 submitted to the Indiana Department of Natural Resources, Division of  
2412 Forestry.  
2413 C) Encourage landowners to work with the State Forester to identify and  
2414 preserve woodland and forestland in large acreage parcels (40 acres).  
2415

2416 **Objective 6:** Retain agricultural-related activities and recruit new agribusiness  
2417 Enterprises.  
2418

2419 **Strategies:**  
2420

- 2421 A) Encourage the development of agricultural based industries that refine  
2422 agricultural products on agricultural lands and use agricultural products  
2423 produced in the county in the processes. These types of activities will  
2424 serve to strengthen the county's agricultural sector, provide skilled jobs  
2425 and preserve the county's agricultural heritage.  
2426 B) Encourage open communication between farmers and developers to seek  
2427 compatibility of new development with existing agribusiness activities.  
2428

2429 **Objective 7:** Address the issue of improving watershed protection through storm water  
2430 drainage improvements to preserve productive farmland.  
2431

**Strategies:**

- A) Encourage County Drainage Board and other responsible entities to maintain drainage ways.
- B) Encourage partnerships of agencies involved in storm water management.
- C) Seek funding sources to maintain watershed storm water facilities.
- D) Support local initiatives to control additional storm water runoff generated by new development.

## **Section V: Infrastructure and Community**

### **Facilities**

#### **• Transportation Goal**

Scott County intends to support the development of an improved roadway system that will accommodate increased truck and industrial traffic, bypasses around the City of Scottsburg, additional interchanges between state routes and I-65, and a public transportation system in the county.

**Objective 1:** Consider constructing a by-pass around the City of Scottsburg.

**Strategies:**

- 2475
- 2476 A) Widen and improve West Lake Road/Lover's Lane (County Road
- 2477 150S) from Lake Road (County Road 100W) to Double-or-Nothing
- 2478 Road (County Road 150E).
- 2479
- 2480 B) Improve Double-or-Nothing Road (County Road 150E) from Lover's
- 2481 Lane (County Road 150S) to SR-56.
- 2482
- 2483 C) Use SR-56 from Slab Road (County Road 100E) to Slate Cut Road
- 2484 (County Road 150E) as part of the by-pass.
- 2485
- 2486 D) Improve Slab Road (County Road 100E) to the point where Blocher
- 2487 Road (County Road 100N) would intersect the roadway.
- 2488
- 2489 E) Construct Blocher Road (County Road 100N) from Slab Road (County
- 2490 Road 100E) to Terry Road (County Road 125W).
- 2491
- 2492 F) Improve Wilson Road (County Road 125W) from Moonglo Road
- 2493 (County Road 100N) to Weir Road (County Road 25N).
- 2494
- 2495 G) Improve Weir Road (County Road 25N) from Wilson Road (County
- 2496 Road 125W) to Lake Road North (County Road 100W).
- 2497
- 2498 H) Improve Lake Road North (County Road 100W) from Weir Road
- 2499 (County Road 25N) to Lake Road West (County Road 150S).
- 2500
- 2501 **Objective 2:** Consider constructing an I-65/SR-356/Leota Road interchange to
- 2502 accommodate truck traffic if an industrial park is developed in this area.
- 2503 **Objective 3:** Consider developing an Outer Loop around Austin and Scottsburg.
- 2504
- 2505
- 2506 **Strategies:**
- 2507
- 2508 A) Widen and upgrade Boatman Road (County Road 200W) from its
- 2509 northern point of origin to Leota Road.
- 2510
- 2511 B) Widen and upgrade Leota Road from Boatman Road (County Road
- 2512 200W) to SR-356.
- 2513
- 2514 C) Improve Hancock Road (County Road 300S) and SR-356 from Leota
- 2515 Road to Double-or-Nothing Road (County Road 150E).
- 2516
- 2517 D) Improve Double-or-Nothing Road (County Road 150E) from SR-356 to
- 2518 Lover's Lane (County Road 150S).
- 2519
- 2520 E) Use the eastern part of the proposed by-pass around Scottsburg

- 2521 from Lover's Lane to Blocher Road (County Road 100N) as part of the  
 2522 Outer Loop.  
 2523
- 2524 F) Improve Slab Road (County Road 100E) from Blocher Road (County  
 2525 Road 100N) to Booe Road (County Road 450N).  
 2526
- 2527 G) Improve Booe Road (County Road 450N) from Slab Road (County  
 2528 Road 100E) to Christie Road (County Road 225W).  
 2529
- 2530 H) Connect Booe Road (County Road 450N) to Boatman Road (County  
 2531 Road 200W).  
 2532
- 2533 **Objective 4:** Widen and improve the following roads:  
 2534
- 2535 ♦ Moonglo Road (County Road 100N) from I-65 to Boatman Road  
 2536 (County Road 200W).  
 2537
  - 2538 ♦ Lake Road West (County Road 150S) from Lake Road North  
 2539 (County Road 100W) to Boatman Road (County Road 200W).  
 2540
  - 2541 ♦ Scottsburg Main Street (County Road 25E) to Vienna.  
 2542
  - 2543 ♦ State Road 56 east to State Road 3.  
 2544
  - 2545 ♦ Intersection of U.S. 31 and State Road 56.  
 2546
  - 2547 ♦ Scottsburg Main Street (County Road 25E) to the proposed section  
 2548 of Blocher Road (County Road 100N).  
 2549
- 2550 **Objective 5:** Improve Christie Road (County Road 225W) for truck access into the  
 2551 industrial park.  
 2552
- 2553 **Objective 6:** Develop a general public transit route from Austin to Scottsburg and a  
 2554 public transit route in Scottsburg between the Best Western area to  
 2555 Downtown Scottsburg. Develop a public transit route along US-31, in  
 2556 business districts, in residential areas, to grocery stores, to the hospital  
 2557 and nursing homes and to manufacturing areas. Develop public  
 2558 transportation service to medical, and shopping facilities from Austin,  
 2559 Scottsburg and other populated and developing areas of the county,  
 2560 prioritizing service to senior citizens and the handicapped.  
 2561
- 2562 **Objective 7:** Consider the possibility of creating a vanpool system to take  
 2563 commuters to Louisville, Madison, Salem and other communities in  
 2564 Indiana.  
 2565
- 2566 **Objective 8:** Consider developing a scenic bicycle tour through Scott County.

**Objective 9:** Develop service roads along I-65, SR-56 and other heavily traveled routes in order to control access, avoid multiple curb cuts and avoid conditions that cause high accident areas.

**Objective 10:** Address the traffic flow problem in the vicinity of Wal-Mart.

## **Transportation Guidelines**

T-1 Create a safe and efficient transportation system, which accommodates pedestrians, bicycles and automobiles, trucks and emergency vehicles.

**Guideline application:** All land uses.

T-2 Ensure that new development and changes in land uses are served by adequate street facilities, which have the capacity to accommodate the traffic generated by these uses.

**Guideline application:** All land uses

T-3 Locate high intensity uses along arterial streets or in close proximity to arterial streets.

**Guideline application:** All land uses.

T-4 Design internal circulation systems within developments to promote the safe and efficient travel movement by vehicles, bicycles and pedestrians.

**Guideline application:** All land uses.

T-5 Design street systems, which carry traffic generated by high intensity land uses on arterial streets rather than through areas with significantly lower intensity or density development.

**Guideline application:** All land uses.

T-6 Evaluate proposed transportation improvements through cost-benefit analysis which maximizes the benefit for the community and minimizes negative impacts on the environment and society and is cost effective and efficiently implemented.

**Guideline application:** All land uses.

T-7 Provide for the safe movement of pedestrians through the use of walkways from residential areas to recreation facilities, schools and shopping areas located in the neighborhood.

**Guideline application:** All land uses.

T-8 Provide adequate off-street parking and loading areas to satisfy the needs, type and intensity of development.

**Guideline application:** All land uses.

## • Utilities and Infrastructure Goal

The County intends to improve, extend and maintain existing roadways, water line systems, waste water systems, storm water drainage systems and other infrastructure in order to promote industrial and residential growth.

**Objective 1:** Improve the sanitary sewer collection system in the southeastern portion of Scottsburg.

**Objective 2:** Develop a sewer system and treatment plant in Lexington.

**Objective 3:** Encourage the connection of Stucker Fork with the Marble Hill well system.

**Objective 4:** Develop sidewalks and lighting to local government centers.

**Objective 5:** Require the Health Department's approval of septic or sewage systems in new subdivisions.

## Utilities and Infrastructure Guidelines

U-1 Locate development, whenever possible, in areas fully served by existing utilities rather than in areas requiring utility extensions.

**Guideline application:** All land uses.

Intent: To promote the full utilization of past investments in existing water, sewer, and power lines. To lower utility costs by reducing the need for extensions.

U-2 Provide that all development has an adequate supply of potable water and water for fire fighting purposes.

**Guideline application:** All land uses.

Intent: To protect the public health by providing a reliable source of potable water for human consumption. To protect the public welfare by providing a water supply of sufficient quantity and pressure for fire protection.

- 2658 Provisions of necessary water service may be phased with the construction  
2659 of new development. The purpose of the guideline is that adequate  
2660 facilities be available when needed and not that all water supply needs be  
2661 met prior to the start of construction.  
2662
- 2663 U-3 Provide that all development has adequate means of sewage treatment and disposal  
2664 to protect public health and protect water quality in lakes and streams. **All future**  
2665 **developments must be connected to the public sewer system.**  
2666
- 2667 **Guideline application:** All land uses.  
2668
- 2669 Intent: To prevent health hazards due to contamination of ground and surface  
2670 waters. To achieve and maintain water quality standards.  
2671
- 2672 Adequate treatment and disposal of sewage wastes should be achieved  
2673 through connection to a major public sewer system.  
2674
- 2675 U-4 Take all feasible measures to prevent utility installations from creating nuisances  
2676 to the surrounding area. Locate large utility installations with access to a major  
2677 arterial road.  
2678
- 2679 **Guideline application:** All utilities.  
2680
- 2681 Intent: To ensure that utility installations are compatible with surrounding land  
2682 uses. To include proper design measures in utility installations to reduce  
2683 visual intrusion, odor, air pollution, noise, vibration, through traffic,  
2684 siltation, erosion and disruption if drainage facilities. To protect residential  
2685 neighborhoods from increased volumes of through traffic, siltation, erosion,  
2686 and flooding.  
2687
- 2688 Possible measures include:  
2689
- 2690 a) Screening and buffering of surrounding land uses through plantings,  
2691  
2692 berms, fences, and walls;  
2693  
2694 b) Purchasing of additional land to bring about greater distance  
2695 separation, and  
2696  
2697 c) Designing structures to reduce noise and vibration.  
2698
- 2699 For purposes of this guideline, “large utility facilities” are power plants,  
2700 major publicly owned sewage treatment works, and water treatment  
2701 facilities for public water supply systems.  
2702
- 2703 U-5 Design and locate utility easements to:



- a) Provide access for maintenance and repair, and
- b) Place, to the extent possible, utility lines in common easements, and
- c) Minimize negative visual impacts.

**Guideline application:** All utilities.

Intent: To provide for adequate maintenance of essential services, with minimal disruption to surrounding land uses. To promote a visually pleasing environment. To prevent creation of unbuildable lots. To ensure continued cooperation between utility agencies.

- U-6 Analyze means for improving existing sewage treatment systems and for utilizing alternative and innovative waste water treatment processes, treatment methods which require less energy and alternative methods of sludge disposal.

**Guideline application:** If waste water treatment facility.

Intent: To encourage the investigation of alternative waste water treatment methods for cost-effectiveness and better treatments. To investigate problems of the combined storm and sanitary sewer system and develop appropriate solutions.

## • **Community Facilities Goal**

Scott County intends to coordinate community facilities and services in order to maximize the efficiency and cost effectiveness of providing services to Scott County residents.

**Objective 1:** Consider developing a complex for Scott County's administrative and maintenance facilities.

**Objective 2:** Implement adaptive re-use strategies on W. H. English Middle School.

### **Strategies:**

- A) Redevelop W. H. English Middle School into a multi-family/professional office/neighborhood shopping complex.

**Objective 3:** Study the feasibility of consolidating the county's three police departments in order to use funds more efficiently and to upgrade facilities.

**Objective 4:** Develop additional recreational facilities.

**Strategies:**

- A) Establish a Scott County Parks and Recreation Board.
- B) Develop a large recreational area in the Boatman road area south of Austin. A pond exists in this area. Develop the area in phases.
- ◆ Phase I: Picnic area, playground, ball diamond restroom facilities and concession.
  - ◆ Phase II: Walking/fitness trail and either an open area for bicycling or a trail with both a pedestrian side and a bicycle side.
  - ◆ Phase III: Basketball courts, soccer field, tennis courts.
- C) Redevelop abandoned railroads and historic stagecoach route into tourist recreation destinations.
- ◆ Redevelop the Inter-Urban railroad into a bicycle/pedestrian trail.
  - ◆ Develop a Walking/Bicycle Trail in the county. Convert the section of the B & O Railroad's abandoned track south of Lexington near the county's southern boundary to the county's northeastern boundary into a rail trail. Develop an additional trail from the rail trail to Hardy Lake.
  - ◆ Promote the development of stagecoach rides in the southern portion of the county that follow the historic stage coach routes.
- D) Consider developing a 100-acre (plus) city/county park around the Scottsburg Reservoir with the following facilities:
- ◆ Beach,
  - ◆ Water Recreation such as paddleboats, fishing piers and boat docks,
  - ◆ Sports Complex with baseball/softball fields, soccer fields and basketball courts,
  - ◆ Walking/jogging/skating/bicycle paths,
  - ◆ Conservation area with nature trails and a nature center,
  - ◆ Sledding hills,
  - ◆ Restroom facilities,
  - ◆ Maintenance facilities, and
  - ◆ Parking facilities.
- E) Encourage the development of recreational vehicle (RV) parks

near proposed recreational areas.

F) Encourage the development of a public golf course and a county park in the Lexington area.

G) Encourage Historic Preservation/local shopping, antique and craft shops in downtown Lexington.

H) Encourage public riding stables to develop in the Lexington area.

I) Encourage the development of recreational vehicle (RV) camping areas compatible with proposed recreation areas in Scott County.

J) Encourage the development of a county park in the Leota area.

K) Encourage the development of a public golf course in the Hardy Lake area.

**Objective 5:** Encourage regional medical services to remain in Scott County in order to retain jobs as well as the additional commerce obtained from visitors who patronize shops and restaurants in Scott County.

**Objective 6:** Encourage specialty medical facilities such as specialized geriatric care or respirator hospitals to locate in Scott County. Such facilities will bring transfer payments, visiting family members and high paying jobs into the county.

**Objective 7:** Encourage the development of a rural medical clinic staffed by nurse practitioners.

**Objective 8:** Identify the best use for community facilities and additional land to accommodate a horse track and a fair ground park with adequate parking.

## Community Facilities Guidelines

F-1 Locate or expand community facilities:

- a) In areas with a demonstrated need for the facility; and
- b) To avoid duplication of services; and
- c) With convenient access to the area that the facility is intended to serve; and
- d) Where access into and within the facility is provided for elderly and

handicapped persons.

**Guideline application:** All community facilities.

Intent: To ensure that community facilities and services are provided in a manner that satisfies area-specific and community-wide needs. To ensure that facility sites are located and designed to be physically accessible to their intended users.

- F-2 Locate and design community facilities so that potential adverse impacts on surrounding land uses can be mitigated and the facility can be buffered from any adverse impacts of surrounding land uses.

**Guideline application:** All community facilities.

Intent: To ensure that community facilities are located and designed to be compatible with, and not disrupted by, surrounding land uses.

- F-3 Locate, where possible, community facilities on a shared site with other compatible facilities.

**Guideline application:** All community facilities.

Intent: To locate compatible community facilities that generally serve the same area or population in multiple-use activity centers. An example would be the joint use of a site for schools and parks.

- F-4 Locate community facilities that have a large daily or periodic attendance of users:
- a) On or very near an arterial roadway; and
  - b) With convenient parking.

**Guideline application:** All community facilities.

Intent: To ensure accessibility to community facilities.

Community facilities that have a large attendance of users include parks, schools, vocational and business schools, colleges and universities, hospitals and health clinics, government administration offices, cultural facilities, and human services facilities.

Elementary schools are excluded from this guideline because they are more appropriately located off of arterial roadways. Small-sized active recreation parks are also excluded because sites not on arterial roadways are often appropriate for such facilities.

- F-5 Community facilities which will be located within residential areas, should be designed so that the structure's exterior is compatible with the character of the immediate residential neighborhood.
- Guideline application:** All community facilities.
- Intent: To allow small-scale community facilities within residential areas without detracting from the residential character of the immediate neighborhood.  
To ensure that facilities locating within residential areas are compatible in scale and character with surrounding residences.
- F-6 Retain sound community facilities that can continue to serve their intended functions.
- Guideline application:** All community facilities.
- Intent: To utilize existing community facilities when available. To prevent community facilities from being converted to other uses. To preserve the community's investment in facilities.
- When a community facility cannot be retained in an area where a demonstrated need exists, a replacement facility should be provided.
- F-7 Locate, when possible, community facilities within existing buildings that are capable of being converted for a facility use.
- Guideline application:** All community facilities.
- Intent: To encourage the reuse of existing buildings as community facilities. To provide alternatives to new construction of community facilities.
- The use of closed school buildings as community facilities and school grounds as parks is a prime example of adaptive reuse for facility development.
- F-8 Provide that all developments have adequate fire protection.
- Guideline application:** All land uses.
- Intent: To ensure public safety by protecting people and property from fire hazards.
- Factors that are to be considered in the evaluation of a development's protection from fire are: proximity to properly equipped fire stations, access to a water supply, access from public roadways, design and

2934 construction materials.

2935

2936 F-9 Locate and design fire stations:

2937

2938 a) On or very near arterial roadways; and

2939 b) On two-way streets with equipment entrances regulated by traffic control  
2940 signals; and

2941 c) Away from barriers that might delay direct engine access to the service  
2942 area, such as at-grade railroad tracks and flood prone areas; and

2943 d) To buffer the site, particularly equipment entrances, so as to mitigate noise  
2944 and other nuisances that could disturb surrounding land uses; and

2945 e) With sufficient area on-site for equipment maneuvering and storage.

2946

2947 **Guideline application:** All fire station.

2948

2949 Intent: To ensure that fire station entrances are designed for safe departures of  
2950 equipment from the station. To ensure that fire stations are located so that  
2951 response time is not impeded by barriers and where response time is  
2952 reduced for more intense development. To ensure that fire stations are  
2953 compatible with surrounding land uses.

2954

2955 F-10 Locate and design major urban parks:

2956

2957 a) To utilize, when possible, steep slopes or the 100-year floodplain for  
2958 passive recreation; and

2959 b) To allow substantial acreage to remain in a natural state; and

2960 c) To include, when appropriate, sports fields and courts for active recreation;  
2961 and

2962 d) To provide, when possible, access to bikeways, and open-space links.

2963

2964 **Guideline application:** If park .

2965

2966 Intent: To utilize land not suitable for intense urban development for recreational  
2967 and open space use. To ensure that major urban parks have large passive  
2968 recreation areas and the capability for active recreational development  
2969 when appropriate. To promote various means of access to major urban  
2970 parks.

2971

2972

2973

2974 F-11 Locate and design active recreation parks:

2975

2976 a) On relatively flat land for sport field and court development; and

2977 b) When possible, in conjunction with passive recreation areas; and

2978 c) When possible, in conjunction with schools; and

2979 d) When possible, with access to bikeways and walkways.

**Guideline application:** If park .

Intent: To ensure that active recreation parks are located on land suitable for sport field and court development. To provide passive recreation areas as a complementary setting for active recreation facilities. To promote the recreational usage of schools. To promote various means of access to active recreation parks.

F-12 Design schools:

- a) With safe access of pedestrians, bicyclists, bus riders, and motorists on the school site.
- b) With adequate buffering from nuisances detrimental to its operation; and
- c) To the extent possible, with active and passive recreational areas.

**Guideline application:** If schools.

Intent: To prevent conflicts among pedestrians, bicyclists, bus riders, and motorists on the school site. To mitigate the impact of nuisances created by surrounding land uses. To incorporate recreation areas, for use by students and the general public, as an integral part of the school site.

F-13 Locate health care facilities and clinics within or near office buildings, shopping centers, and commercial districts or at other highly accessible locations, and in relation to the areas they are intended to serve.

**Guideline application:** If hospital or healthcare facility.

Intent: To ensure that health care facilities and clinics have conveniently accessible locations.

F-14 Locate and design police stations:

- a) On or very near arterial roadways; and
- b) So as to mitigate noise and other nuisances that could disturb surrounding land uses; and
- c) With sufficient area on-site for equipment maneuvering and storage.

**Guideline application:** If police station.

Intent: To ensure that access to and from police stations is safe for the public and police mobile units. To ensure that police stations are compatible with surrounding land uses.

F-15 Locate government garage and storage facilities in areas suitable for warehousing and industry.

**Guideline application:** If government garage or storage.

**Intent:** To ensure that government garage and storage facilities are compatible with surrounding land uses. Such accessory uses as garage and storage structures may locate on the primary facility site if buffered to mitigate nuisances.

F-16 Locate human service facilities in highly accessible locations such as institutional buildings, shopping centers, or commercial districts.

**Guideline application:** If human service facility.

**Intent:** To ensure that client-oriented human service facilities have conveniently accessible locations.

## **Section VI: Natural and Cultural Resources**

### **• Environmental Goal**

Scott County intends to improve and preserve the county's natural environment, habitat opportunities for wildlife, soil quality, water quality and air quality.

**Objective 1:** Consider constructing silt basins to reduce silt formation in the Scottsburg Reservoir.

**Objective 2:** Work with area farmers and property owners with large lots to preserve, develop and maintain hedgerows, wetlands and other habitats for wildlife.

**Objective 3:** Work with the Army Corps of Engineers and the Soil and Water Conservation Service to determine an area for the development of a watershed lake in the southern portion of Scott County as a tool for watershed and floodplain management and additional water capacity for the Scottsburg Water Works. Develop the present Scottsburg Lake into a recreational area with trails, water sport facilities and picnic pavilions. Explore the possibilities of developing a nature center/auditorium facility that will attract visitors travelling on I-65.

**Objective 4:** Consider developing a Floodplain Management Plan that will meet the National Flood Insurance Program's standards and reduce the county's flood insurance costs.

### **Environmental Guidelines**



E-1 Locate development, whenever possible, in areas free of severe environmental limitations.

**Guideline application:** All land uses.

Intent: To locate development in areas, which have no environmental constraints. To protect the quality of the environment. To minimize measures required to mitigate environmental hazards. To reduce the potential for environmental degradation.

Severe environmental limitations to development include flood plains, 12% and greater slopes, unstable soils, wetlands, very severely eroded soils, soils with very severe erosion potential, and areas inhabited by endangered species.

E-2 Restrict development in the floodway of the 100-year floodplain by:

- a) Prohibiting the location or expansion of structures and storage areas in the floodway, except for rare instances when it is conclusively demonstrated that no increase in floodwater elevation and velocity will result and that no public hazards will be created, and
- b) Allowing the modification or restoration of existing structures located in the floodway only if the structural alterations do not increase the level or velocity of the 100-year flood and if flood-proofing measures are taken.

**Guideline application:** If in or near the 100-year floodplain.

Intent: To protect persons and property from the hazards of flooding. To strongly discourage the placement of structures in the floodway and to prevent development which would increase flooding. To allow the continued use of existing structures located in the floodway.

Examples of land uses suitable for the floodway include private and public recreational uses – golf courses, parks, wildlife preserves, hiking trails and horseback riding trails; agricultural uses managed to prevent excessive soil loss-sod farming, pasture, orchards, horticulture and truck farming; and accessory uses to residential, commercial, and industrial developments—landscaped open space.

E-3 Restrict development in the floodway fringe of the 100-year floodplain by:

- a) Prohibiting the location or expansion of development which would create a significant increase in floodwater elevations, and
- b) Elevating new or substantially improved residential structures above the

- 3116 100-year flood level, and  
3117 c) Providing adequate flood protection, through elevation or flood proofing,  
3118 for new and substantially improved non-residential structures.  
3119

3120 **Guideline application:** If in or near the 100-year floodplain.  
3121

3122 Intent: To prevent development, which would create higher flood levels. To  
3123 protect new and existing development from flood damage. To allow the  
3124 continued use and improvement of existing structures in the floodway  
3125 fringe.  
3126

3127 This guideline is not intended to encourage development in the floodway  
3128 fringe; however, development in the fringe is permissible if the structure  
3129 does not increase flood hazards and is protected from flood damage.

3130 Construction in the floodway fringe of such necessary public facilities as  
3131 waste water treatment plants is permissible under this guideline.  
3132

- 3133 E-4 Provide, where possible, an access route above the 100-year flood elevation for  
3134 development located in or near flood-prone areas.  
3135

3136 **Guideline application:** If in or near the 100-year floodplain.  
3137

3138 Intent: To reduce danger to life and property associated with development in or  
3139 near flood-prone areas.  
3140

3141 A contingency plan for emergency vehicles and evacuation operations  
3142 may be needed in areas where access above the 100-year flood elevation is  
3143 not possible.  
3144

- 3145 E-5 Avoid changes to natural stream channels unless it is conclusively demonstrated  
3146 that:  
3147

- 3148 a) Flooding is significantly reduced, and  
3149 b) Any increase in erosion or flood velocity will not adversely affect other  
3150 areas.  
3151

3152 **Guideline application:** All land uses.  
3153

3154 Intent: To maintain stream channels, to the extent possible, in their natural state.  
3155 To allow necessary modifications of the natural drainage system for flood  
3156 control.  
3157

3158 Changes to natural stream channels include the construction of flood  
3159 barriers, channels and culverts, as well as filling, grading, degrading and  
3160 other actions affecting flood or erosion.  
3161

E-6 Provide adequate drainage control measures for new development to ensure that:

- a) No significant increases in flooding or erosion occur as a result of new development, and
- b) Peak storm-water runoff rates after development of the site do not exceed peak rates prior to development, and
- c) Storm-water runoff does not contribute significantly to water pollution.

**Guideline application:** All land uses.

**Intent:** To prevent increased flooding and erosion from causing property damage and environmental problems. To protect natural drainage channels from bank erosion and sedimentation. To prolong the useful life of man made drainage improvements. To protect water quality in streams from pollution caused by storm-water runoff. To help achieve water quality standards.

Adequate means to convey storm-water drainage, both on-site and off-site, are necessary for all development. Where existing on-site or off-site facilities are inadequate, the developer must provide all drainage improvements required by the proposed development. A possible exception to this requirement would be instances in which development is phased with off-site drainage improvements scheduled for public implementation. In some instances, correcting past drainage deficiencies may be the only way to properly develop an area. In those cases, developers may be required to improve on-site or off-site drainage conditions to remedy existing drainage problems if the proposed development would add to on-site drainage problems.

E-7 Minimize, to the extent possible, grading, cutting and filling.

**Guideline application:** All land uses.

**Intent:** To design development, which conforms to existing topography and preserves the scenic value of natural landforms and vegetation. To minimize property damage and environmental degradation resulting from disturbance of natural systems.

Significant natural characteristics to be considered in the design process include steep slopes, rock outcroppings, streams, hedge rows and tree masses. In order to protect these features, new developments should:

- a) Provide for low intensity or clustered development to minimize grading and site disturbance, and
- b) Grade with existing contours rather than cutting and filling, wherever possible.

- E-8 Utilize best management practices for erosion and sedimentation control during and after site preparation and construction activities.

**Guideline application:** All land uses.

Intent: To maintain hydraulic capacity of natural and man-made drainage systems.

To prevent water quality problems, such as turbidity and oxygen depletion associated with sedimentation of surface water. To preserve topsoil and soil fertility. To minimize off-site impacts, such as erosion or soil deposition on neighboring properties. To preserve natural stream channels.

The best management practices necessary for a given project, depend upon site characteristics, the magnitude of site preparation activities, and conditions in the bodies of water draining the project site. Extensive measures to control sedimentation are required of projects on very severely eroded soils and on soils with very severe erosion potential, particularly along streams or lakes used for public recreation and/or that violate water quality standards.

- E-9 Buffer lakes and streams from the water pollution effects of site preparation, construction activities, on-lot sewage disposal and urban storm-water runoff.

**Guideline application:** All land uses.

Intent: To prevent the degradation of water quality due to non-point sources of water pollution.

“Non-point sources” of water pollution from activities are those, which cannot be traced to a specific, identifiable discharge location. These sources of pollution can cause sedimentation, oxygen depletion and biological contamination of surface waters. Various techniques used to buffer streams from non-point sources include: grass filter strips, earth barriers, hay bales, and setbacks from streams. These buffers also provide protection from land disturbing activities such as clearing, grading, and filling. Maintenance of grass filter strips and unpaved, naturally vegetated areas along streams can also mitigate the long-term impacts of drainage from paved surfaces. Establishment of minimum distances between on-lot disposal facilities and surface waters can diminish negative impacts on water quality.

- E-10 Develop buildings and lot improvements on sites with slopes greater than twelve percent, only if it is conclusively demonstrated that:

a) Adequate measures will be taken to prevent landslides and

- slope failure, and
- b) Adequate drainage control measures will be implemented to prevent erosion and flooding of adjacent lands and degradation of streams, and
  - c) On-lot waste water disposal systems, if proposed for the new development, will function adequately to protect the public health and water quality, and
  - d) Grading and cut-and-fill operations will be minimized, and
  - e) Natural landforms and vegetation will be preserved to the extent possible.

**Guideline application:** If site has slopes over 12%.

Intent: To minimize property damage and public costs due to inappropriate development of slopes. To ensure that development of hillsides is consistent with natural features. To protect water quality and prevent situation of drainage channels. To protect the scenic values of hillsides and vegetation.

- E-11 Avoid developing on unstable or wet soils. If development must occur under these conditions, adequate measures must be taken to prevent erosion or slippage of soils or structures.

**Guideline application:** If site has soil problems.

Intent: To prevent property damage and public costs associated with soil slippage and foundation failure. (This guideline is not intended to encourage location of any land uses requiring extensive foundations in areas of unstable soils).

“Unstable soils” are those which impose a significant constraint on development, either because of limited bearing capacity or potential for slope failure. Clay or silty soils over shale on hillsides are typical conditions susceptible to landslides. Clay soils on flat land, fragipans, and former landfill sites pose hazards to foundations. Sink holes and marl pits severely constrain structural development.

- E-12 Locate landfills, industrial materials storage areas, and industrial waste disposal facilities so as to minimize hazards to groundwater.

**Guideline application:** All industrial.

Intent: To protect groundwater quality. To protect existing and potential uses of groundwater as a supplemental water supply. To prevent pollution of surface waters by contaminated groundwater.

- 3300 Drainage from landfills, chemical storage areas, and industrial waste  
3301 disposal areas can have major irreversible impacts on groundwater quality.  
3302
- 3303 It is important that these land uses be located away from groundwater  
3304 recharge and high water table areas. Liquid wastes must be stored under  
3305 specific, engineered conditions to prevent leaching of waste materials.  
3306
- 3307 E-13 Take all reasonable actions to ensure that new development does not cause indirect  
3308  
3309 air pollution that will cause significant air quality degradation. Such actions  
3310 include one or more of the following:  
3311
- 3312 a) Dispersion of automobile traffic through increased access points;
  - 3313 b) Improvements in traffic flow on and off-site through intersection  
3314 improvements and street widening;
  - 3315 c) Developing walkways and bikeways;
  - 3316 d) Alteration of land uses to reduce total traffic generation or disperse it;
  - 3317 e) Reduction of development density on intensity, or
  - 3318 f) Other actions to reduce adverse air quality impacts.  
3319
- 3320 **Guideline application:** All land uses.  
3321
- 3322 Intent: To protect people and property from the hazards of air pollution. To meet  
3323 and maintain ambient air quality standards for pollutants generated by  
3324 motor vehicles. To reduce air quality related constraints to development  
3325 and redevelopment projects that contribute to pollution.  
3326
- 3327 The application of the control measures listed above will vary according to  
3328 the potential pollution impacts of each proposed development.  
3329
- 3330 E-14 Ensure, to the extent possible that air pollution resulting from construction and  
3331 demolition activities will be reduced.  
3332
- 3333 **Guideline application:** All land uses.  
3334
- 3335 Intent: To reduce the health nuisance impacts of windblown dust. To meet and  
3336 maintain air quality standards for particulates.  
3337
- 3338 Measures to reduce air pollution impacts of construction and demolition  
3339 activities include: minimizing disturbance of ground cover, re-establishing  
3340 ground cover, providing hard surfaced or chemically treated roadways and  
3341 dampening structures during demolition.  
3342
- 3343 E-15 Take all reasonable actions to reduce air pollution from stationary sources.  
3344
- 3345 **Guideline application:** All industrial.

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If major utility facility.

Intent: To protect people and property from the hazards of air pollution. To meet air quality standards. To achieve levels of air quality which allow industrial growth and expansion.

A “stationary source” of air pollution is any building, structure or installation which emits air pollution.

E-16 Locate landfills for disposal of solid waste in are which:

- a) Are above the elevation of the 100-year flood, and
- b) Have suitable underlying soils and geology to prevent pollution of groundwater and surface streams, and
- c) Are a sufficient distance above water producing wells and the seasonal high water table, and
- d) Have soils in sufficient quantity to cover the refuse, and
- e) Are at least 500 feet from any water producing wells, and
- f) Can be screened from public view, and
- g) Can be buffered from adjacent land uses to prevent such nuisances and hazards as methane gas migration problems, and
- h) Have adequate access for route trucks away from existing residential neighborhoods.

**Guideline application:** If landfill.

Intent: To minimize the health hazards, nuisance and water pollution problems associated with solid-waste disposal.

Underlying soils and geologic formations on areas to be developed as landfills must be sufficiently impervious to contain leachates and to prevent lateral movement of gases generated by waste decomposition. Silt-loam soils such as those found in the Ashton, Beasley, Crider, Elk, Memphis, and Shelbyville soil classifications, are satisfactory soils for sanitary landfills. Bedrock that is free of joints and fractures is a suitable base for sanitary landfills.

E-17 Prohibit noise-sensitive land uses in areas where accepted noise standards are violated, unless adequate abatement measures are provided.

**Guideline application:** If site has major noise problems.

Intent: To prevent health hazards and nuisances caused by locating noise-sensitive development in areas, which already have excessive noise levels.

The most common noise-sensitive land uses are residents, hospitals, nursing homes, schools, and churches. Noise-abatement measures include vegetative buffers, structural barriers, distance and soundproofing of structures.

- E-18 Preserve buildings, sites and districts that are recognized as having historic, cultural or architectural value.

**Guideline application:** If proposal will effect an historic place.

**Intent:** To preserve the community's heritage.

Historically significant buildings, sites or districts are those listed on the National Register of Historic Places, the Indiana Historic Preservation Office list, listed in the National Landmarks' records, or places which are locally significant and are designated under city or county ordinance, if it can be proven that the building, site or district has substantial historic or architectural significance.

- E-19 Protect, to the extent possible, wildlife and endangered species areas, wetlands, publicly owned parks, unique natural areas, and other areas with significant landscape features.

**Guideline application:** All land uses.

**Intent:** To maintain the open space, vegetation and wildlife resources in Scott County for future generations. To preserve significant natural areas from negative impacts due to intense development.

In some cases, when publicly owned open space is the only available site for the location or expansion of a necessary community facility, utility, highway, etc., replacement in kind of the open space resource would be acceptable under this guideline. Privately owned open space, unique natural areas and such significant landscape features as hillsides, stream corridors and scenic areas, which are of proven significance to the public as

a whole may be preserved through outright public acquisition, conservation

easements and scenic easements. In some cases, a buffer area may be needed to maintain the quality of these resources.

- E-20 Develop a flood control and drainage plan to coordinate the construction and maintenance of all flood control and drainage facilities.

**Guideline application:** If in or near 100-year floodplain.



3438  
3439 Intent: To develop a more comprehensive and cost-effective approach to solving  
3440 drainage and flooding problems. To ensure adequate maintenance  
3441 of drainage facilities over the long term.

3442  
3443 Local government should determine a mechanism that will ensure adequate  
3444  
3445 ongoing maintenance of both public and private drainage facilities.

3446  
3447 E-21 Develop a plan for disposal of solid waste.

3448  
3449 **Guideline application:** All land uses.

3450  
3451 Intent: To participate in and cooperate with the County's program to implement  
3452 the County's Solid Waste Plan.

3453  
3454 Solid waste management plans consider quantities of waste generated,  
3455 existing disposal practices, suitable landfill sites, waste disposal sites, and  
3456 the feasibility of recycling and energy conservation. The plan should apply

3457  
3458 to each entity providing solid-waste disposal services and develop a  
3459 coordinated, least-cost solution. The responsibility of state, regional and  
3460 local agencies for carrying out the plan must be identified.

3461  
3462 E-22 Develop and enforce measures and criteria regulating the production, transport,  
3463 storage, and disposal of hazardous wastes.

3464  
3465 **Guideline application:** All land uses.

3466  
3467 Intent: To minimize the threat to public health and safety posed by hazardous  
3468 wastes. To prevent hazardous waste pollution of the air, surface waters and  
3469  
3470 groundwater. To prevent dangers from transport of hazardous materials  
3471 through residential and urban areas.

3472  
3473 Hazardous wastes are generated primarily by industry, with some  
3474 contribution by laboratories and hospitals. The following substances are  
3475 classified as hazardous wastes: toxic chemicals, explosives, flammable  
3476 materials, acids, caustics, pesticides, etc.

3477  
3478 E-23 Assist the preservation of historic districts and sites by:

- 3479  
3480 a) Acquiring, when feasible, buildings and sites or easements for public use,  
3481 and  
3482 b) Utilizing government funds for historic preservation to leverage other  
3483 funding sources, and

- c) Providing technical advice to the private sector on seeking funding sources, determining appropriate re-uses, formulating rehabilitation strategies, and disseminating information regarding federal tax incentives.

**Guideline application:** If proposal will affect an historic place.

Intent: To assist historic preservation in a manner that can, both benefit the public and prove economically feasible to the owner.

- E-24 Develop a county-wide open-space plan including the identification of critical areas for preservation.

**Guideline application:** All land uses.

Intent: To preserve and enhance existing open spaces. To promote the establishment of new, usable open spaces and the interconnection of open spaces. To establish open spaces that are critical for preservation. To provide open spaces in an environmentally sound and cost effective manner.

## • **Cultural Goal**

Scott County intends to promote its historic and cultural resources as tourist attractions and as sources to instill community pride.

**Objective 1:** Develop a coalition between the Preservation Alliances, Lexington Historical Society and the Scott County Historical Society in order to develop and promote historic and cultural resources that exist in Scott County.

**Objective 2:** Consider developing Austin's train depot and interurban access corridor as an historic area.

**Objective 3:** Determine additional historic, prehistoric and cultural resources to restore, interpret and promote as tourist attractions.

**Objective 4:** Develop a historical park at Lake Iola to preserve the history of the interurban car barns that existed in the area. Extend walking/jogging paths in the Lake Iola area.

## • **Governmental Goal**

Scott County intends to provide leadership and vision in implementing the Comprehensive Plan and enact controls to manage growth.

## Government Guidelines

- G-1      Ensure that those who propose new development, bear or reasonably share, in the costs of the public facilities and services made necessary by development. When existing essential services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.

**Guideline application:**      All land uses.

Intent: To ensure an equitable allocation of cost for needed on- and off-site improvements between the general public and individuals based on whoever requires or benefits from the improvements.

The developer may be requested to pay for off-site water, sewer, street, and drainage improvements needed to serve the development.

- G-2      Develop comprehensive capital improvement programs that:

- a)      Are based on recognized community needs and objectives; and
- b)      Make effective use of existing facilities or are low-cost capital improvements that result in significant service improvements; and
- c)      Support revitalization efforts in older areas of the community; and
- d)      Ensure essential services are available to an area within the same general time frame; and
- e)      Provide service to land skipped over by urbanization—land contiguous to already developed areas.

**Guideline application:**      All land uses.

Intent: To ensure the coordinated improvement of major capital facilities. To achieve community growth and redevelopment objectives. To ensure that capital improvement programs are based on an evaluation of actual needs.

To ensure the most cost-effective expenditure of limited funds by using existing investments to the fullest extent before new facilities are built. To support revitalization of older areas of the community.

Transportation, water, and public sanitary phasing is a major determinant of where growth and revitalization of the community occur. Close coordination of these and other community facility improvement programs is essential to ensure achievement of community growth and

redevelopment objectives. The use of consistent land use, economic and population projections is a logical starting point to coordinate capital improvements programs.

- G-3 Improve the efficiency and effectiveness of the development review, approval, and permitting process.

**Guideline application:** All land uses.

Intent: To hold down public and private costs for land development. To reduce the time involved in the review of land development proposals.

Continuous and extensive analyses should be made of various land management techniques that can better achieve community goals and objectives yet minimize government involvement when no public good will be served. Effective techniques should be implemented in a timely manner.

Special attention should be given to the establishment of a central clearinghouse to facilitate the administration of land development and construction permits and approvals.

- G-4 Ensure equal opportunities and access to housing, employment and education regardless of age, sex, race, color, creed, national origin, income, religion, handicap, or political affiliation.
- Guideline approval:** All land uses.
- Intent: To remove physical and institutional barriers to opportunities for all people.
- To take positive actions to ensure that land use regulations do not create barriers of equal opportunities.

## Chapter 3: Future Land Use

The following *Future Land Use Map* will serve as a guide to direct community leaders in making decisions concerning the future development of areas in Scott County. This map was created through talking with the Plan Commission to determine areas envisioned for certain types of future development. The public hearing gave property owners an opportunity to express their wishes and desires for the future use of their land. The information obtained through these meetings resulted in the *Future Land Use Map*.

The future land use addressed the needs of industry for ease of access to I-65 and railroad transportation. Development of industrial corridors is promoted to maximize industrial

access to major transportation systems and to minimize the costs associated with providing water sewers, utilities and access roads.

The location of future commercial development is consistent with the existing development patterns and development pressures. SR-56 west of Scottsburg and the areas around the Scottsburg and Austin I-65 interchanges are targeted for commercial development due to high visibility to I-65 travelers and convenience to SR-56 travelers. These logical interstate-related commercial developments such as a large outlet mall will attract travelers into Scott County's communities for shopping and help stimulate economic activity in the downtown areas. New interstate-related commercial development will provide residents and industries with convenience products that must now be obtained in other counties without hurting the downtown areas that cater to festive shopping markets. Other future commercial development is intended to compliment existing commercial development and serve future entertainment, industrial, office and recreational areas.

Future residential development is encouraged to develop adjacent to existing residential areas in a grid-pattern development. This will minimize the costs associated with extending streets, sewer and water, as well as maintain ease of access for emergency vehicles. Grid-pattern developments aid in integrating new neighborhoods into the existing community rather than separate subdivided enclaves that encourage vehicular use to other parts of the community rather than pedestrian and bicycling activities.

Recreational areas must be planned to provide for the open space needs of existing and future residential areas. Parks with 10 to 15 acres are recommended to serve populations of 5,000 people.

Since extension of water and sewer lines serves as a catalyst for development, such extensions must be carefully planned to encourage the most effective future growth that considers capacity of existing roadways. Such development must also be considered in terms of developing on prime agricultural land, which is a valuable resource not only for growing crops and pastureland, but for its scenic qualities. Development patterns are encouraged to develop in clusters on agricultural land to reduce infrastructure development costs, preserve agricultural land, as well as protect the rural character that is one of Scott County's valued and marketable assets.

### ***Future Land Use Map***

The *Future Land Use Map*, on the following page, represents Scott Countians' vision for the future development of the Scott County. The *Future Land Use Map* is intended to serve as a guide for development so that development occurs in an orderly, managed pattern rather than randomly. Development that deviates from the future vision must be carefully analyzed to ensure compatibility with adjacent property, adequacy of roads, water and sewers, and developed carefully with the intention of adhering to the goals and objectives stated in this comprehensive plan.

The following text summarizes and provides rationales to accompany the *Future Land Use Map*.

### **Future Residential Development**

1. Residential development is anticipated to develop southeast of Scottsburg between SR-56 (northern boundary), the area just south of SR-356 (southern boundary), Main Street Road/Vienna Road (western boundary) and between Double-or-Nothing Road and McNeely Road (eastern boundary). Residential development can occur on areas outside flood hazard areas.

**Rationale:** New development in this area can be possible if a new interceptor sewer line is constructed down to Lover's Lane, allowing the area to be opened to development.

2. Residential development is anticipated to develop northeast of Scottsburg in the general area between SR-256 (northern boundary), the Scottsburg corporate boundary and Grain Bin Road (southern boundary), North Main Street (western boundary), and Terry Road, (eastern boundary).

**Rationale:** This residential development could occur when a sewer line is provided in the area. It may be possible to obtain CDBG grants to extend sewers to the low and moderate income housing in the Fox Additions currently on septic systems. Sewers in the area will open the area to development.

3. Residential development is anticipated to occur in the New Frankfort area between Harrod Road and Burn Road (northern boundary), the line between Polk Road and Howard Lake (southern boundary), Terry Road (western boundary) and Blanton Road (eastern boundary).

### **(Scott County, Indiana Future land Use Map)**

4. Austin's new residential growth is expected to develop north and east of the town between Crothersville Road (northern boundary), SR-256 (southern boundary), the area outside the flood hazard area along the Muscatatuck River (western boundary) and County Road Terry Road (eastern boundary).

**Rationale:** Industrial and commercial development is planned to grow on the west side of Austin along the railroad and I-65 and north of Booe Road and east of Hwy 31. A floodplain exists south of Austin, so residential development is anticipated to develop north of the

3711 industrial developments and east of Austin.  
3712

- 3713 5. Residential development is anticipated to develop west of the Blocher area  
3714 between SR-256 (northern boundary), SR-203/SR56 (southern boundary), Wooster  
3715 Road (western boundary), and Shea Road (eastern boundary).  
3716

- 3717  
3718 6. Residential development is anticipated to occur in the eastern part of the county  
3719 between SR-56 (northern boundary), east outside of the Lexington area and  
3720 proposed recreational areas, (western boundary), County Road New London Road  
3721 (southern boundary), and Scott County's (eastern boundary). Low-density single-  
3722 family development is suitable for the wooded, hilly terrain in this area.  
3723

- 3724 7. The Knobs area is suitable real estate for large-lot country living. An additional  
3725 goal may read:  
3726

3727 **Goal:** Allow large-lot single-family dwellings to develop in the Knobs area.  
3728 Establish guidelines that will protect scenic viewsheds from the Clark  
3729 County State Forest by screening the residential sites with dense  
3730 vegetation. This will allow residents to take advantage of scenic views  
3731 while protecting views of scenic ridges.  
3732

3733 **Rationale:** Since development of the steeply sloping terrain is prohibitive for  
3734 the construction of low to moderately priced homes, this quiet,  
3735 scenic, rural setting may attract residents who can afford expensive  
3736 home sites. Other developing amenities in the county such as golf  
3737 courses, restaurants and other recreational activities will help attract  
3738  
3739 these residents to the county.  
3740

- 3741 8. Residential development between Hancock Road/SR-356 and Scott County's  
3742 southern boundary along I-65 would give residents quick and easy access to I-65.  
3743

3744 **Rational:** Development of a sanitary sewer to the Berna Subdivision will  
3745 increase industrial and residential development along I-65.  
3746

### 3747 **Future Industrial Development** 3748

3749 Areas planned for industrial development including water, sewer and transportation  
3750 facilities will help attract industries to locate in the region. Additional or new objectives  
3751 may read:  
3752

- 3753 1. Encourage the development of an industrial corridor and extended industrial areas  
3754 south of Scottsburg's corporate line (northern boundary) between I-65 and Main

Street and Hancock Road/SR-256 and from this point south along US-31 (western boundary), to the area between Underwood Road and Double-or-Nothing Road (eastern boundary), to Radio Tower Road (southern boundary).

2. Encourage industrial development north and west of Austin's TIF District outside the Muscatatuck River base flood.
3. Encourage the industrial development to occur west of Scottsburg between the area south of SR-56 (northern boundary), West Lake Road (southern boundary), Lake Road North (western boundary), and I-65 (eastern boundary).
4. Encourage industrial development in the Blocher area along SR-3 between the north-eastern county line and just south of SR-56.
5. Placement of industrial land uses near major transportation routes (I-65, US-31, SR-3, SR-56 and the railroad) makes land more attractive to industry. Topography with slopes of five degrees or less are suitable for industrial development.
6. Industrial development is anticipated to develop between SR-256 (northern boundary), SR-203/SR-56 (southern boundary), Scott County's Boundary (western boundary), and Scott County's eastern boundary (eastern boundary) if sanitary sewer and a rural waste water treatment plant is developed in the area.

#### **Future Commercial Development**

Encourage the development of commercial land uses on SR-56 west of Scottsburg.

**Rationale:** Commercial development pressures already exist in this area. SR-56 is a well traveled route and is easily accessible from I-65. Early and thoughtful planning for commercial development of SR-56 will help the community avoid costly land acquisition of developed properties for widening of the right-of-way, avoid costly easement acquisition, avoid incompatible land uses, and avoid multiple curbcuts which will reduce traffic congestion and high accident areas.

#### **Future Parks and Recreational Development**

1. In order to enhance the quality of life in the Lexington area, encourage the development of a golf course, county park, and recreational vehicle (RV) park in the Lexington vicinity.

**Rationale:** Two state highways go through Lexington. Historic Lexington is



also located in a scenic rural atmosphere. The development of recreational areas will help give Lexington the stimulus to capitalize

on its historic resources. Recreational resources, bed and breakfasts, restaurants, equestrian trails and camps, and carriage ride picnics will revitalize this community.

2. Promote the development of a rail-trail in the county along the abandoned section of the B&O Railroad south of Lexington to Hardy Lake.

**Rationale:** Bicyclists seek safe areas to ride. Trails linking Hardy Lake with Lexington will increase the use of the park and increase tourism in Lexington. The Inter-Urban trail and stagecoach trails will provide recreational and tourist opportunities in the county.

3. Encourage the development of a public golf course in the Hardy Lake area.

**Rationale:** Additional recreational opportunities enhance the quality of life in Scott County, encourage upscale residential, upper scale entertainment and supportive commercial development in the Hardy Lake area.

#### **Future Waste Water Treatment Plant Development**

As Scott County's existing waste water treatment plants reach full capacity and development pressures increase the need for additional plants.

1. Consider the development of a waste water treatment facility in the Lexington area. Consider the development of a package plant to serve the area until a waste water treatment facility is constructed that will accommodate the Lexington area.

**Rationale:** In order to encourage managed growth and protect the environment, sanitary sewers and waste water treatment plants serve as catalysts for future growth. The strategic placement of new plants will help manage and direct future development.

#### **Future Watershed Lake Development**

1. The development of a watershed lake in the southern portion of the county will help improve flood hazard conditions in the area.

**Rationale:** The implementation of flood control techniques will allow more land to be suitable for development, increase the value of existing

properties, protect farmland in the area from destructive flooding and help decrease the county's flood insurance rates.

#### **Future Transportation Development**

1. Policy makers in Scott County have begun the planning to develop a by-pass around the City of Scottsburg by widening Lake Road, Lover's Lane, Double-or-Nothing Road and part of Slab Road, and developing a roadway between Slab Road and Hwy 31 which tie into present plans for a western by-pass. This would complete a loop around Scottsburg.

**Rationale:** A by-pass will make more areas in Scott County accessible while relieving through traffic traveling through Scottsburg. A wider roadway and drainage ditch improvements along Lover's Lane will help alleviate standing water in the area southeast of Scottsburg.

2. An interchange at the intersection of I-65 and SR-356/Leota Road will become a critical need as development increases south of Scottsburg and along I-65.

**Rationale:** An interchange in this area will increase access to the areas south of Scottsburg, which will increase the area's attractiveness for industrial and residential development. This interchange will also reduce traffic problems at Hwy 31 and SR-56 providing southern egress to present industrial traffic.

3. The need for a railroad crossing signal at the railroad intersection on Lover's Lane will increase with increase of development in the area. A goal may read:

**Goal:** Work with the railroad to place a signal light at the railroad crossing on Lover's Lane.

**Rationale:** Increased vehicular traffic on Lover's Lane plus increased rail traffic will heighten the safety issue of providing a signal light at this crossing.

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3902 **Appendix**

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3904 **Glossary**

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3906 This glossary is designed to provide the non-expert with a ready reference to the general  
3907 meaning of some of the technical terms used in the Comprehensive Plan. For a full  
3908 understanding of each term, other sources related to the appropriate field of expertise  
3909 should be consulted.

3910

3911 Ambient air quality standards: Levels of pollutant concentrations above which human  
3912 health or welfare is affected, established by the federal government. Ambient air is  
3913 external to buildings.

3914

3915 Aquifer: An underground, water-bearing stratum of rock, sand or gravel.

3916

3917 Capital improvements program: A governmental or quasi-governmental timetable for  
3918 construction of permanent physical facilities. It excludes expenses for operation and  
3919 maintenance of facilities or service.

3920

Channelization: The process of reducing the area or controlling the location of flow – of water or motor vehicles – through structures that confine the flow.

Corridor: The term identifies a general area to which a major roadway provides the primary means of access – e.g., the US 31 Corridor. The term may also identify the general area in which travel might be accommodated between two points. A number of road alignments may be possible within a corridor.

Cut-and-fill: Changing the natural contours of land, usually by excavating the high points and filling the low points.

Density: The number of dwelling units per acre (See Net Density).

Earth berms: An earthen mound or embankment for screening a structure or a land use from nuisances.

Eutrophication: The process of increasing the nutrient levels in water leading to algae problems, excessive growth of aquatic weeds, bottom sludge deposits, oxygen depletion and loss of desirable fish species.

Floodplain (100-year): The area inundated by a flood which may be expected to be equaled or exceeded on the average once every 100 years; composed of the floodway and floodway fringe (See Floodway and Floodway fringe).

Floodway: The portion of the floodplain necessary to convey the 100-year flood without increasing flood-water elevation. The floodway carries fast-moving floodwaters.

Floodway fringe: That portion of the floodplain subject to inundation but lying beyond the floodway. The floodway fringe serves as a storage area for the backwaters of the 100-year flood.

Fragipan: A brittle, subsurface sheet of relatively impervious soil. A load-bearing fragipan tends to rupture suddenly when it becomes wet, and therefore limits the development potential of affected sites.

Frontage road: A local street contiguous to and generally paralleling a more heavily used street that provides property access in lieu of direct access to the more heavily used street. It minimizes access points to the more heavily used street and furnishes access to property not having direct access to that street. Sometimes called a “service road”.

Functional highway classification: Categorization of streets and roads considering the degree to which through traffic is served versus access to property and considering the character of the through traffic being served. Factors considered include typical length of trip, volume of traffic, number of lanes, other geometric considerations and the level of land use activity served. The following is a general description of the classification of streets and highways used in this Plan:

Expressway: Provides totally controlled access – through grade separations and interchanges – to major activity centers of the metropolitan area and to other metropolitan areas. It serves the longest trips and highest volume travel corridors.

Major Arterial: Links major activity centers or communities within the metropolitan area. Excluding the expressway, it carries the longest trips and the highest traffic volumes.

Minor Arterial: Links major land uses or neighborhoods within a community. It carries trips of moderate length at somewhat lower speeds than major arterials.

Collector: Provides for traffic circulation within neighborhoods as well as access to abutting property. It serves as the traffic collection and distribution system for arterials.

Local: Generally provides direct access to property and to other street classes.

Grass filter strips: Grassed areas through which water flows providing for the settling of solids suspended in water.

Ground cover: Any vegetation on the ground that prevents or reduces soil erosion or landslides.

Groundwater: Underground water that supplies wells and springs.

Groundwater recharge area: Surface area through which water seeps into the ground, replenishing the groundwater supply and aquifer flows.

Hydraulic capacity: The capability of natural and man-made channels to convey water.

Indirect source of air pollution: Any structure or facility, such as an office building or shopping center, which generates traffic and thereby indirectly causes air pollution.

Industrial subdivisions: The division of a parcel of land into two or more lots for the purpose of industrial development, having an internal circulation system.

Intensity: The level of concentration of activity associated with a particular land use including size of structures, traffic generated, number of persons accommodated and other off-site impacts.

Interchange: A system of roadways interconnecting two or more highways at different grades.

National Register of Historic Places: The official list of the nation's significant districts, sites, buildings, structures, and objects determined by the U.S. Secretary of the Interior to be worthy of preservation.

Natural drainage channels: A water-carrying channel or gully which has not been significantly altered by man – e.g., stream beds or rivers.

Net density: The number of dwelling units divided by the gross land area of the site excluding land set aside for public use, such as streets, rights-of-way and drainage facilities.

Non-point sources of water pollution: Those sources of water pollution which cannot be traced to a specific, identifiable discharge location. Examples include stormwater runoff from parking lots, streets and farms.

Off-site: Beyond the boundaries of the property in question.

Offsets (emission): A policy which allows new stationary sources of air pollution to locate in areas which exceed air quality standards, if there is a reduction in emissions from existing pollution sources that will result in a net reduction in air pollution.

On-lot sewage disposal system: A sewage treatment or storage system located on the property that is designed to prevent noxious, polluted water from going off-site.

On-site: Within the boundaries of the property in question.

Particulates: Fine particles of solid or liquid suspended in the air, such as dust, smoke and mist.

Peak hour: The sixty-minute period of the day during which a given street or highway carries its highest volume of traffic. Usually this occurs during the morning or evening rush, when the majority of people go to or from work.

Planned commercial centers: A compact grouping of commercial uses – and in some instances, other uses – that is designed to utilize and control in common such things as ingress, egress, and parking area, and to allow unobstructed movement of pedestrians between stores.

Portable water: Water suitable for drinking.

Retention basin: A facility for the collection, temporary storage and delayed release of stormwater runoff, to prevent increased flooding and erosion.

Seasonal high water table: The highest level at which soil is saturated with groundwater; this level usually occurs during the spring.

Settling pond or basin: A facility for temporary storage of surface drainage that allows suspended particles to sink to the bottom, thereby reducing pollutant concentrations in water running off the site.

Sink hole: A depression in the ground surface caused by the collapse of subterranean channels and cavities. The channels and cavities occur in limestone bedrock as part of the weathering process.

Slippage of soils or slope failure: Mass movement of soil downslope. This may occur suddenly as in a landslide, or gradually as in a hillside creep.

Stationary source of air pollution: A facility or structure which generates air pollution, such as certain power plants and industries.

Stubbing: Temporarily creating a dead-end street with a turn-around in anticipation of future connection with adjacent development.

Subsidence: Sinking of the ground surface, caused by removal of subsurface supporting material.

Support population: Short-term storage of rainwater in natural and man-made depressions to allow evaporation and infiltration of surface drainage.

Swale: A grassed ditch used for drainage.

Turbidity: Cloudiness of water due to suspended particles of sand, silt, clay, etc.

Zero lot-line: A situation in which a building is sited on one or more lot-lines with no setback. The purpose is to allow more flexibility in site design and maximize usable open space.